

APPLICATION NO: 26/00101/FUL

CASE OFFICER: Kate Pickles

WARD: Whiston and Cronton

PARISH:

LOCATION: 15 Juniper Avenue, Whiston, Knowsley, L35 1AA

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION.

Site description

The application property is a two-storey, semi-detached dwellinghouse set within an asymmetrical plot fronting on to Juniper Drive. The property is situated in a new housing development within a Sustainable Urban Extension Area in the Local Plan Policies Map. The wider area is characterised by semi-detached and detached dwellings and to the front of the property is urban greenspace. The property benefits from a rear garden comprised of a mix of hard and soft landscaping and has two off street parking spaces.

Proposal

This application seeks permission for the erection of a single storey rear extension that would project 3.3m from the rear wall of the main dwelling. The proposed extension would be 4m in width and 3.4m in height with an eaves height of 2.2m. One window to the rear elevation and two rooflight windows are proposed alongside a glass door providing access to the side elevation. The proposed extension would serve as an extended kitchen and dining area.

Consultations

None required.

Representations

This application was publicised through letters sent to three neighbours. No representations have been received as a result of this publicity.

Planning history

18/00283/HYB- Hybrid application comprising full application for the erection of 123No. dwellings, construction of vehicular/pedestrian accesses, laying out of public space and associate works; outline application for the erection of up to 237No. dwellings, car

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

park and associated works (access into site to be considered – all other matters reserved for future approval.

Permission granted 17/03/2021.

22/00213/REM:- Reserved matters application pursuant to planning permission 18/00283/HYB for the erection of 208No. dwellings and associated works.

Permission granted 10/05/2023.

Relevant policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 – Development Principles

Policy CS19 – Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 – Primary Residential Areas

Policy H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Article 35 statement

The local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Residential amenity

The Householder Development SPD advises that single-storey rear extensions should not result in overshadowing, loss of outlook or privacy, nor appear unduly dominant, and will normally be acceptable if they project no more than 4 m from the rear elevation. The proposed extension would project 3.3 m with a height of 3.4 m and is therefore modest in scale and compliant with the SPD. The extension would be set 1.3 m from the boundary with No. 11 and 2.4 m from the boundary with No. 17, providing adequate separation and avoiding any undue dominance. The proposal is therefore considered acceptable and policy compliant.

The proposal also includes glazed doors to the side elevation facing the boundary with 17 Juniper Avenue. These doors do not give rise to any privacy or overlooking as a separation distance of 6.5m is maintained between the neighbouring property and the side elevation of the proposed extension. Furthermore, 17 Juniper Avenue benefits from a garage along this boundary which largely screens the extension and prevents any overlooking issues. The proposal is therefore considered acceptable in terms of the impact on neighbouring residential amenity.

The proposed extension includes one rear window and two rooflights. These openings would not result in privacy concerns due to their ground-floor positioning, existing boundary treatments and the absence of any new viewpoints beyond those already available from the existing rear elevation.

Design

The Householder Development SPD advises that *extensions should be constructed in materials and style to match the original dwelling*. The proposed extension complies with this guidance by using red brick, grey roof tiles, white UPVC window and black-framed rooflights to match the main dwelling. The mono-pitched roof is in keeping with the pitched roof style of the original property and would therefore appear harmonious and would comply with the SPD guidance that states that extension should *normally have a pitched roof and should be designed in a way that responds to their context*. The proposal is therefore considered acceptable in terms of design.

The SPD also advises that extensions *should leave adequate room around the dwelling to avoid a cramped appearance within the plot*. The proposed extension complies with this guidance as the garden would be reduced from 9.7 m to 6.5 m meaning over 50% of the existing garden space is maintained. The proposal is therefore considered acceptable with regards to the retention of private amenity space and the avoidance of a cramped appearance.

Highways

The proposal is for a rear extension meaning the off-street parking arrangements within the curtilage are unaffected. The proposal does not involve the introduction of any additional bedrooms meaning the demand for off-street parking are not increased. As such, the existing parking arrangements are considered sufficient, and the proposal is considered acceptable from a highway safety perspective.

Conclusion

The proposed extension is considered acceptable in terms of residential amenity, design and highway safety and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following condition(s):-

- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
12/03/2026			Location Plan
09/03/2026	P13801		Existing and Proposed Plans

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 27/04/2026

Informative

1. Coal – Low Risk – Standing Advice Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:
Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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