

<u>APPLICATION NO:</u>	25/00531/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	14 South Avenue, Prescot, Knowsley, L34 1LY		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION. DEMOLITION OF EXISTING CONSERVATORY.		

Site Description

Two-storey 3-bedroom semi-detached dwelling located on South Avenue, Prescot. The dwelling is characterised by brickwork to all elevations; with a brick soldier course detailing to the front and side elevations, a hipped tiled roof and white UPVC windows. The property currently benefits from a conservatory at the rear which has a projection of 2.66m.

It also has off-street parking available to the side for 1no. vehicle.

Proposal

Planning permission is sought to erect a two-storey side extension and a single storey rear extension, following the demolition of the existing conservatory.

Two-Storey Side Extension

The extension would have a depth of 7.08m and a width of 2.25m. it would have a tiled hipped roof with an eaves height of 5.15m and a ridge height of 7.15m. It would incorporate a dropped ridge of 0.30m from the existing main roof. The extension would also be set-back from the front elevation of the dwelling at first-floor level by 1.0m.

2no. UPVC windows (1no. ground floor level; 1no. first-floor level) would be installed within the front elevation and 1no. UPVC window at first-floor level would be installed within the rear elevation.

The extension would allow for a new utility room and W.C. at ground floor level and a larger 3rd bedroom and new bathroom at first-floor level.

Single Storey Rear Extension

The extension would have a projection of 3.04m beyond the existing rear elevation of the dwelling and a width of 8.32m (projecting beyond the existing side elevation by 2.08m). it would have a flat roof with roof lantern installed with a height of 2.80m (total height of 3.60m when including the roof lantern).

Bi-fold doors would be installed within the rear elevation of the extension.

The extension would allow for an open plan kitchen / dining area.

Other Alterations

The 1no. existing window which serves bedroom 2 is to be replaced with a larger UPVC window, and the window which serves bedroom 3 is to be removed, in connection with the proposed works.

Consultations

None required.

Representations

This application has been publicised by letters sent to 11 neighbours. No comments or objections were received during the consultation period.

Planning History

07/00046/FUL ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION,
CONSERVATORY TO REAR AND PORCH TO FRONT

GRANTED (22 MARCH 2007)

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 CS7 Transport Networks
Policy CS19 Design Quality and Accessibility in New Development

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

Policy H5	Primarily Residential Areas
Policy H8	Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel 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 that may have been 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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling.
- b) The design and materials to be used would reflect those used on the original dwelling.
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings.
- d) The proposal would not create potential hazards to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Principle of Development

The application site is identified as being allocated as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

As such, the domestic extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Two-Storey Side Extension

The Householder Development SPD outlines that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid causing a terracing effect, either by themselves or in conjunction with similar extensions.

The SPD also outlines that either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first-floor of the extension should be set back at least 1m from the

immediately adjoining part of the main front wall of the original dwelling.

The two-storey side extension would have a 1.0m set back at first-floor level from the existing front wall of the original dwelling, and a dropped ridge of 0.30m which would be incorporated into the design of the extension. As such, the extension would comply with the guidance outlined in the SPD and would not have a negative impact on the residential amenity.

Impact on No.16 South Avenue

The extension would be located away from No.16 and therefore would have no impact on the amenity of the attached neighbouring dwelling.

Impact on No.12 South Avenue

There are 3no. windows within the side elevation of the neighbouring dwelling (1no. at ground floor level, 2no. at first-floor level). As the window layout within the side elevation of No.12 is identical to that of the application site, it is assumed that the ground floor window serves the kitchen and the 2no. first-floor windows serve the stairway / landing and the bathroom. In relation to the ground floor window, whilst this is a habitable room, the extension would sit approximately 0.30m away from the shared boundary, and a further 3.0m to the side elevation of No.16. Whilst the extension would have some impact on this window, there is 1no. window and 1no. set double doors located within the rear elevation that also serve the kitchen. As such, any impact on light into this habitable room would be mitigated, due to the additional light sources within the rear elevation.

As such, the extension would have little impact on this window in regard to light. As for the 2no. first-floor windows, as they have obscure glazing installed, they are considered to serve non-habitable rooms. Again, the extension would have little impact on these windows.

Furthermore, there is a stagger in height levels between No.12 and the application site, in which No.12 sits slightly 'higher' than No.14, due to sloping within the street scene. As a dropped ridge of 0.30m will be incorporated, this would further mitigate any impact on the residential amenity of the neighbouring dwelling.

The additional 2no. windows (1no. at ground floor level; 1no. at first-floor level) within the front elevation and 1no. window at first-floor level within the rear elevation do not raise any overlooking concerns as they would not provide any additional views not already available from the front / rear of the dwelling. Furthermore, as the additional window within the front elevation at first-floor level would serve the bathroom, a condition will be included to ensure that obscure glazing is installed, to protect privacy.

Therefore, the two-storey side extension is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Single Storey Rear Extension

The Householder Development SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours. It also advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m

from the rear elevation of the dwelling.

The proposed extension would have a projection of 3.04m beyond the rear elevation of the existing dwelling and a width of 8.32m (projecting beyond the existing side elevation by 2.08m). As such, the extension would comply with the SPD's guidance in terms of its projection.

Impact on No.16 South Avenue (attached)

The proposed rear extension would project 3.04m beyond the rear elevation of the attached neighbouring dwelling No.16 and would sit away from the shared boundary by 0.18m. As such, the extension would comply with the SPD's guidance in terms of its projection and would be acceptable.

Impact on No.12 South Avenue

The proposed rear extension would project 3.04m beyond the rear elevation of the neighbouring dwelling No.12 and would sit away from the shared boundary by 0.30m. As such, the extension would comply with the SPD's guidance in terms of its projection and would be acceptable.

The additional bi-fold doors within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation within the rear elevation of the extension.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on the residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Other Alterations

The 1no. existing window which serves bedroom 2 is to be replaced with a larger UPVC window. Whilst the window would be slightly larger, it raises no overlooking concerns as it would not create any greater views not already available from the rear elevation at first-floor level.

Design

Two-Storey Side Extension

The two-storey side extension would be visible from the wider street scene of South Avenue. The extension would be finished in a facing brickwork to match the existing dwelling. As the materials would match, the extension is considered to be acceptable in visual terms.

The extension would have a hipped tiled roof. Additionally, the first-floor set back would incorporate a hipped tiled roof. As the existing dwelling's roof-profile is hipped, it is considered that the proposed roof-profile would be acceptable, as it would match that of existing and would comply with the Householder Development SPD.

The windows to be installed would be UPVC. They would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

As such, the extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy

H8 and guidance provided by the Householder Development SPD.

Single Storey Rear Extension

The single storey rear extension would not be visible from the wider street scene of South Avenue, as the extension would be situated behind the existing property and the proposed two-storey side extension. The extension would be finished in a facing brickwork to match the existing dwelling. As the materials would match, the extension is considered to be acceptable in visual terms.

The extension would have a flat roof with a roof lantern installed. As the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and would not negative impact the visual amenity.

The bi-fold doors would be UPVC. They would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

As such, the extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Other Alterations

The new larger window to be installed at first-floor level would be UPVC. It would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

The window to be removed at first-floor level would be replaced with facing brickwork to match the existing dwellinghouse. As the materials would match, the alteration is considered to be acceptable in visual terms.

Highways

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erecting a two-storey side extension. It also advises that the parking provision for a 3-Bedroom property should provide 2no. parking spaces within the curtilage.

At present, the property currently benefits from a driveway to the side with the parking provision for 1no. vehicle. The proposed site plan (drawing no. L34-1LY/14/04) indicates that 2no. parking spaces would be provided. Email correspondence with the agent as of 21 October 2025 confirmed that the applicant intends to remove part of the boundary wall to the front to allow for the 2no. parking spaces and the existing gravel area would be slightly widened.

Whilst the driveway will be finished in gravel, a condition will be included with the granting of planning permission to ensure that the parking provision shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous surface within the curtilage of the dwellinghouse.

Overall, it is considered that the proposed extensions would be in accordance with the Householder Development SPD and Policy H8 and would not have any negative impact on highway safety.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 5) No part of the accommodation / development hereby consented shall be occupied until the parking provision shown on areas indicated in Drawing No. L34 1LY/14/04 and associated footway crossing modifications have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17.09.2025	L34 1LY/14/01	-	ELEVATIONS, SECTIONS & SITE PLANS
17.09.2025	L34 1LY/14/02	-	FLOOR PLANS
17.09.2025	L34 1LY/14/04	-	PROPOSED BLOCK PLAN, ROOF PLAN & SITE PLANS

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **28/10/25**

Informatives

- 1) The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation

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

² 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

Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

Site Photographs

