

<u>APPLICATION NO:</u>	26/00246/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	1 Holly Hey, Whiston, Knowsley, L35 3JR		
<u>PROPOSAL:</u>	ERECTION OF TWO-STOREY SIDE EXTENSION TOGETHER WITH THE REMOVAL OF EXISTING CONSERVATORY		

Site Description

The application site comprises a two-storey three-bedroom semi-detached dwelling located on a corner plot of Holly Hey, Whiston. The property is characterised by brick to all elevations and has a gable tiled roof. The dwelling currently benefits from a conservatory to the side and a small porch to the front. There is off-street parking available to the front/side of the dwelling which is of an angled nature. There is a slight land level change within the site, with the site situated to the boundary of the site, situated at a higher level than that of the dwellinghouse.

The attached neighbouring dwelling No.3 benefits from a small porch to the front. The surrounding area is primarily residential and is characterised by similarly designed two-storey semi-detached dwellings to the north, south and west. To the north of the site is the highway of Long Hey Road. To the east of the site is the highway of Windy Arbour Road and Whiston Juniors Football Club.

Proposal

Planning permission is sought for the erection of a two-storey side extension; following the demolition of the existing conservatory to the side of the dwelling.

The two-storey side extension would have a width of 4.0m, would have a length of 7.9m, and would be set back from the existing front elevation by 0.2m. The extension would have a pitched tiled roof, with an eaves height of 5.1m and a ridge height of 7.2m. The ridge height would incorporate a dropped ridge of 0.1m from the existing dwellings roof height.

The extension would be finished in brick to match the existing dwelling and would have two windows installed within the front elevation, one window and bi-fold doors installed within the rear elevation and one window installed within the side elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

04/00241/FUL	ERECTION OF CONSERVATORY TO SIDE OF DWELLING Granted (26 March 2004)
74/08077/HIST	LAND AT HOLLY HEY WHISTON: - ERECTION OF 4 PAIRS OF SEMI-DETACHED HOUSES Granted (16 May 1984)
74/07280/HIST	LAND OFF HOLLY HEY WHISTON: - PROPOSED 4 NO DETACHED 2 STOREY HOUSES Granted (18 November 1982)

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 Primarily Residential Area
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Amended New Residential Development SPD

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

RESIDENTIAL AMENITY AND DESIGN

The Householder Development SPD advises that particular attention should be paid to the design of extensions on corner plots, as they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. They can also interfere with highway visibility in some solutions.

The SPD also advises that:

- Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area and extensions should not be sited so close to the boundary that they would adversely impact on the street scene.
- Two-storey extensions should respect the established building lines on both street frontages and should avoid blank gables and should respect interface distances with neighbouring dwellings (12m between gable and front elevation) and should have a pitched roof.
- Sufficient car parking spaces should be retained or provided.

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.

Policy H8 of the Replacement UDP advises that extensions to dwellings 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.

The proposed two-storey side extension would have a width of 4.0m, would have a length of 7.9m and would be set back from the existing front elevation by 0.2m. The width of the original dwelling is 4.8m, whilst the proposed extensions width would be 4.0m. Whilst the proposed extension would be substantial in scale, the proposed extension would not appear unduly dominant or incongruous within the street scene and would remain subordinate in scale to the host dwelling. As such, the extension would comply with UDP Policy H8 and would not result in a disproportionate addition that would warrant the refusal of the application.

The side extension would be set in from the shared boundary by 4.0m and would more than exceed the SPD's 1.0m 'set in' guidance. As such, the two-storey side extension would not create an actual or potential terracing effect.

The proposed side extension would not disrupt the established building line, as there is no dwelling to the east of the site. With regards to the dwellings to the west of the site, the extension would not disrupt the building line, as 2 Holly Hey projects forward of the application sites existing side elevation by 4.5m and given that the proposed width of the extension would be 4.0m, this would not project beyond the front elevation of No.2.

The New Residential Development SPD advises that principal elevations to gable elevations should have a 12m interface distance at minimum. There would be an interface distance of 23.9m to the gable elevation of 2 Holly Hey. There would also be interface distances of 24.9m to the front elevation of 8 Long Hey, 22.1m to the front elevation of 6 Long Hey, 22.9m to the front elevation of 4 Long Hey and 21.9m to the front elevation of 2 Long Hey. As such, the interface distances would more than exceed the required 12m.

There would be no impact on 3 Holly Hey as the extension would be located away from No.3.

The proposed side extension would be visible from the wider street scene of Holly Hey, Long Hey and possibly visible from Windy Arbour Road. The extension would be finished in brick and would have a pitched tiled roof. As the materials and roof design would match that of the existing dwellinghouse, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The one first-floor window within the side elevation does not raise any overlooking concerns, as there would be interface distances ranging from 21.9m – 24.9m to the front elevations of 2 – 8 Long Hey. Additionally, as this window would serve an en-suite, a condition will be included to ensure that obscure glazing is installed to protect amenity. Additionally, the fenestrations would comply with the Householder Development SPD, to ensure that the gable elevation is not a blank gable.

The additional two windows within the front elevation (one at ground floor, one at first-floor) and the sliding doors and one first-floor window within the rear elevation do not raise any overlooking concerns as they would not provide any additional views not already available from the front and rear of the dwelling.

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

HIGHWAYS

The dwellinghouse would be increased from a three-bedroom dwelling to a five-bedroom dwelling.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a two-storey side extension. The SPD also advises that the parking provision of a five-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

The application site currently benefits from a driveway to the front / side of the dwelling, allowing for the parking provision of two vehicles.

The application has been amended to extend the driveway to the front of the dwelling. Drawing No. PKH/950 04 indicates that the driveway would be extended to allow for three parking spaces, all measuring 5.0m x 3.0m, as per the SPD's guidance.

As such, as the application site would provide three spaces within the curtilage which comply with the SPD's guidance for a five-bedroom property, the proposal would not have a negative impact on the highway safety and is considered to be acceptable.

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 extension 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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed first-floor window within the side elevation of the proposed two-storey side extension as indicated on Drawing No. PKH/950 02 has been glazed with obscure glass to level 4/5. The obscurely glazed window shall be retained thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 5) No part of the development hereby permitted shall be occupied until the parking provision shown on Drawing No. PKH/950 04 and the associated footway crossing modifications have been provided in accordance with the approved plans. The parking provision shall comprise a minimum of three parking spaces, each measuring 5m x 3m. The parking provision shall be hard surfaced using porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwellinghouse. The parking provision shall not drain onto the highway and shall be retained and kept available for the parking of vehicles thereafter.

Reason: In the interests of highway safety and pedestrian safety, to ensure adequate off-street parking provision, to reduce surface water run-off, and to ensure that the development complies with Policies CS7, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21.05.2026			LOCATION PLAN
21.05.2026	PKH/950 02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
15.07.2026	PKH/950 04	-	PROPOSED DRIVE LAYOUT

Signed Case Officer¹: Louise Robinson

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

30/07/2026

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 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>

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

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

2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority may carry out these works.

For the avoidance of doubt, the applicant is advised that the widening of the vehicular dropped kerb must be undertaken by Knowsley Council's approved contractor, Tarmac.

Contact details:

✉ Knowsley.highways@tarmac.com

☎ 0800 023 2334