

<u>APPLICATION NO:</u>	26/00010/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	34 Pinnington Road, Whiston, Knowsley, L35 3TY		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION AND CARRY OUT GARAGE CONVERSION AND ALTERATIONS TO EXISTING PORCH. NEW WHITE RENDER FINISH TO FRONT ELEVATION OF PROPERTY AT GROUND FLOOR LEVEL.		

Site Description

The application site comprises a two-storey 3-bed detached dwelling located on the cul-de-sac of Pinnington Road, Whiston. The dwelling is characterised by brick to all elevations, a gable tiled roof and white UPVC windows. The property currently benefits from a conservatory to the rear, a porch to the front and a single storey garage to the side of the property.

There is also a large driveway available to the side of the property.

The property to the right-hand side of the application site 32 Pinnington Road benefits from a single storey garage to the side and a conservatory to the rear. The property to the left-hand side of the application site 36 Pinnington Road benefits from a porch to the front. To the rear of the application site is the private rear garden of 1 Ramsey Close and the wider highway of Dragon Lane.

Proposal

Planning permission is sought to erect a single storey side extension, carry out a garage conversion and alterations to the existing porch and apply a new render finish to the front elevation at ground-floor level.

Single storey side extension

The extension would have a projection of 4.5m and a width of 1.2m. The extension would project beyond the existing front elevation by 1.5m. The extension would have a hipped tiled roof which would 'wrap-around to connect to the existing porch, with an eaves height of 2.5m and a ridge height of 3.1m, decreasing to 3.0m once 'wrapped-around' to the side elevation. The roof would also replace the existing pitched porch roof.

The extension would have a render finish and have 1 UPVC window within the front elevation and 1 steel louvered door within the side elevation.

The extension would allow for a new W.C. and storeroom.

Garage conversion

The existing garage door would be replaced with red facing brick and 1 UPVC door.

The conversion would continue to be served by the existing pitched lean-to roof. An additional UPVC door would be installed within the rear elevation of the existing garage. The conversion would allow for a larger utility / storage area.

Other alterations

Amendments are proposed to the existing porch found at the application site, in relation with the erection of the proposed side extension. The existing pitched roof would be replaced with a hipped roof which would connect to the side extension. Additionally, a new UPVC door and window would be installed within the front elevation and 1 UPVC window installed within the side elevation, to replace the existing fenestrations.

A new render finish would also be applied to the front elevation at ground floor level, to match the finish of the proposed extension.

Consultations

Highways – No objections

Provided comments regarding site access and visibility, traffic impact and generation, parking and servicing and recommended an informative.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site. One objection was received as a result of the publicity given to the application.

The objection received raised the following concerns:

- Are any works located close to the foundations of their property?
- If any service / sewer connections are required?
- What are the construction timeframes?

Planning History

03/00887/FUL	ERECTION OF CONSERVATORY TO REAR OF DWELLING AND PORCH TO FRONT OF DWELLING Granted (30 October 2003)
74/12999/HIST	CONCRETE POST AND TIMBER PANEL FENCE APPROX 9 FOOT HIGH Granted (30 October 1990)
74/09522/HIST	LAND AT DRAGON LANE WHISTON: - ERECTION OF 87 2 STOREY HOUSES Granted (02 July 1986)
74/05796/HIST	ROPERS FARM DRAGON LANE WHISTON: - ERECTION OF 70NO. HOUSES AND BUNGAOWS WITH GARAGES

Granted (02 December 1980)

74/00415/FUL

DRAGON LANE / DRAGON DRIVE WHISTON: - 104NO 2
STOREY DWELLINGS 20 SINGLE STOREY BUNGALOWS
DAY CENTRE AND WARDENS ACCOMMODATION

Granted (18 February 1975)

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 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 extension and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance

Residential Amenity and Design

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a width of 1.2m and a length of 4.5m. The extension would project beyond the existing front elevation by 1.5m.

Considering the impact on the neighbouring property to the right 32 Pinnington Road, the extension would not project beyond the existing front elevation of No.32, due to the application site being set back from No.32 by 5.7m. Additionally, the proposed extension would be situated 1.2m away from the shared boundary with No.32. Whilst there is 1 window within the gable-end of No.32, as this window is situated at first-floor level, the proposed extension would not have a negative impact on this window given the single storey nature of the extension. The 1 steel louvred door to be installed within the side elevation of the extension does not raise any overlooking concerns as it would not provide any additional views not already available from the side of the dwelling.

Considering the impact on the neighbouring property to the left 36 Pinnington Road, the extension would be located away from No.36, as it would be situated behind the existing porch and therefore would have no additional impact on the neighbouring dwelling than the existing porch and dwellinghouse, due to an extreme stagger.

The single storey side extension would be visible from the wider street scene of

Pinnington Road; however, it would be slightly obscured by No.32 due to a stagger between the neighbouring property and application site. The proposed extension would have a render finish that would match the ground floor front elevation of the dwellinghouse. As the materials would match, the extension is considered to be acceptable in visual terms.

The extension would have a hipped tiled roof which would 'wrap around' to connect to the existing porch. Whilst the existing dwellinghouse's main roof-profile is of a pitched nature and the wider estate is predominantly characterised by pitched roof dwellings, the introduction of a hipped roof to the side extension and porch would not negatively impact the visual amenity of the wider street scene, as the extension would be obscured by the neighbouring property of No.32, due to the application site being significantly set back. Therefore, the proposed roof-profile is considered to be acceptable in visual terms.

Therefore, the single 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.

Garage conversion

The proposed garage conversion would be visible from the wider street scene of Pinnington Road. The conversion would be finished in a red facing brick and 1 UPVC door. An additional 1 door would be installed within the rear elevation of the existing garage. As the materials and design would match the existing dwelling, the proposal is considered to be acceptable in visual terms.

The additional 1 door within the front elevation and 1 door within the rear elevation do not raise any overlooking concerns as they would not provide any additional views not already available from the front of the dwelling.

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

Considering the impact on the neighbouring dwellings 32 Pinnington Road and 36 Pinnington Road, the garage conversion would have no impact on the amenity of either neighbouring dwellings, as the initial footprint of the existing garage would not be extended in any way.

Therefore, the garage conversion 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.

Other alterations

The existing dual pitched roof to the existing porch would be replaced with a hipped roof, in connection with the proposed side extension. As outlined within the single storey side extension sub-section of this assessment, the proposed hipped roof-profile is considered to be acceptable, as it would not negatively impact the visual amenity, due to the extension and porch being slightly obscured from the street scene by No.32.

The new replacement door and windows to be installed within the existing porch raise

no overlooking concerns, as they would not create any additional views not already available from the existing porch / front of the property.

The front elevation of the extension and the front elevation of the existing dwellinghouse at ground floor level would have a render finish. Whilst the existing dwelling has a brick finish, render can be found within the wider street scene of Pinnington Road. Whilst a render finish would change the exterior design of the application site, it is considered that the render finish would not have a negative impact on the visual amenity of the street scene and is considered to be acceptable.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a single storey side extension. The Householder Development SPD advises that the parking provision of a 3-bedroom property should provide 2 spaces within the curtilage and that car spaces provided on side driveways should have dimensions of 5.0m x 2.75m.

At present, the application site benefits from a driveway to the side/front of the property for up-to 3 vehicles. The existing driveway measures 16.2m x 2.3m. The erection of the single storey side extension would see the length of the driveway reduced to 11.5m. Whilst the width of the driveway falls below the requirements of the SPD by 0.45m, an existing 2-flag wide pedestrian pavement is available next to the driveway to allow for pedestrians to enter the site safely and allows for a car door to be fully opened.

Given that the width of the driveway would not be altered and the proposed length of 11.5m would allow for 2 vehicles to be parked safely, the reduced driveway would continue to comply with the SPD's guidance.

Therefore, it is considered that the proposed extension would not cause any harm to the highway safety and is considered to be acceptable.

Other Matters – Objection

One objection was received as a result of the publicity given to this application.

The concerns raised will be addressed within this section, as follows:

- Are any works located close to the foundations of their property?

The proposed side extension would be situated 1.2m away from the shared boundary with 32 Pinnington Road and 5.3m away from the shared boundary with 36 Pinnington Road. Therefore, it is unlikely that the proposed extension would have any impact on the foundations of either neighbouring property.

- If any service / sewer connections are required?

Following correspondence with the agent (as of 14 February 2026), the agent confirmed that the applicant would aim to connect onto a neighbouring properties drain, given the proximity to their own path, however, the applicant would not do this without a formal legal agreement. If this could not be achieved, then the applicant

would re-route to their own drain on the opposite side of the property.

This issue is considered to be a civil matter for the application site and neighbouring properties to resolve.

- What are the construction timeframes?

A construction timeframe is unable to be determined at this stage. From a planning perspective, the development must be begun within three years of planning permission being granted. The LPA are unable to state how long the development will take for completion. Again, this is a civil matter which could be discussed between the application site and neighbouring properties to advise when the development may begin, how long the development will take, the days of which development will be taking place etc.

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 development hereby permitted shall have a render / brick finish.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13.01.2026	-	-	Location Plan
13.01.2026	702-003	REV P2	Proposed Ground Floor Plan

13.01.2026	702-004	REV P2	Proposed Elevations
13.01.2026	702-005	REV P2	Proposed Elevations
13.01.2026	702-006	REV P2	Existing and Proposed Site Plan
03.02.2026	702-001	REV P2	Location Plan and Existing Plan
03.02.2026	702-007	REV P2	Specification Notes
14.02.2026	Email (14.02.2026)	-	Email from agent regarding drainage query

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **25/02/2026**

Informatives

- 1) 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

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

Site Photographs

