

<u>APPLICATION NO:</u>	26/00420/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	495 Cronton Road, Cronton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located to the northern side of Cronton Road (A5080) and is situated within a Primarily Residential Area in the Local Plan Policies Map. The application property is a 2.5-storey, detached dwellinghouse which benefits from both a modest single storey rear extension and a conservatory, along with 2 no. outbuildings within the rear garden. The front garden area is gravel surfaced with soft landscaping situated between two vehicular accesses and is bound by a small brick boundary wall. The plot is square in layout.

There are residential properties to the west, north and east and agricultural fields located to the southern side of Cronton Road.

The application site is located within an area designated as a coal consultation zone (low-risk).

Proposal

The proposal is for the erection of a single storey side extension.

The proposed side extension would have a width of 1.8m with a depth of 3.4m. This would be served by an asymmetrical dual-pitched roof, which would measure 2.4m to the eaves and 3.2m at the ridgeline. The rear roof slope would contain 1 no. rooflight.

Consultations

Cronton Parish Council: – No comments received.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

No relevant recorded planning history.

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the National Planning Policy Framework (NPPF) states that:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b. Outside settlements, policy S5 should be applied; and
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENT (SPDs)

Householder Development SPD (2016)

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 states that proposals for 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 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 for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
 - e) Adequate parking and garden space would remain in use by the residents of the extended property

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD states 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 be a modest extension in its form, scale and massing in relation to the original dwelling. It would be set-back from the front elevation of the dwelling by 2m with a large bulk screened by the existing brick boundary wall. Given these reasons, the proposal would not result in any discernible harm to the street scene. Moreover, it would roughly emulate the built form and massing of the adjacent dwellings' (No.499 Cronton Road) single storey side extension and therefore would be an acceptable, subordinate addition to the original dwelling and integrate with the wider street scene.

The proposal would be served by a dual-pitched roof, which would emulate the main dual-pitched design of the existing dwelling. The roof of the proposal would be asymmetrical in design and would differ in terms of pitch and slope, with the front roof slope not being as steep as the main roof of the dwelling. Although, given the modest size of the proposal and it being discreetly sited in the gap between the two properties, it would not hold a prominent position in the street scene in which this design impact would be noticeable within the street scene. The prominent asymmetrical portion of the roof would be situated to the rear and therefore not readily visible from the street scene. A condition will also be included for matching materials to ensure that the proposal positively integrates with the original dwellinghouse.

The proposed side extension would be erected in close proximity and forward of the side extension of No.499 Cronton Road, with the rear elevation of the proposed side extension being erected closely adjacent to the front elevation of No.499's side extension. The records held by the Local Planning Authority show that this application (16/00189/CLD) provided a side porch entrance to the property, with openings located to the front (to provide an entrance door and is constructed with obscure-glazing) and a window to the rear elevation; there are no windows to the side elevation. The side extension would therefore not result in any significant amenity impacts, given that this side extension is not a habitable room. Whilst the proposal may result in a small degree of an obstruction of light, it would not create a significant loss of light. No further residential amenity concerns such as overlooking or the proposal appearing overbearing are raised.

HIGHWAYS

The application is for the erection of a single storey side extension, which would not adversely impact on any in-curtilage parking provision, and the proposal would not increase the number of bedrooms at the property. Consequently, the proposed development would have no material impact on highway safety and parking considerations.

OTHER ISSUES:

COAL CONSULTATION ZONE

The application site is recorded as being located within an area identified as a coal consultation zone (low-risk) and an informative will be included for the benefit of the applicant on this site constraint.

ENCROACHMENT

A Certificate of Ownership (B) has been completed and submitted with this application which confirms that the proposed development would result in encroachment onto the adjacent neighbour's property (No.499). Therefore, an informative will be included for the benefit of the applicant to remind them that this would be a civil matter between the applicant and the occupant of No.499.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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 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. For the avoidance of doubt this will include any brick detailing of the existing building being carried over and emulated to the external elevations of the proposed development, hereby permitted.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/08/2026	WA8 5QH 495 01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
24/08/2026	WA8 5QH 495 03	-	PROPOSED SITE PLAN
24/08/2026	WA8 5QH 495 04	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 07/10/2026

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

- 2 The granting of planning permission does not confer consent to encroach on any neighbours land and would be a civil matter between the affected parties. Consideration should be given to this in respect of any gutters potentially overhanging over shared boundaries.

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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