

**APPLICATION NO:** 24/00678/FUL **CASE OFFICER:** Andrew Hunt

**WARD:** Prescot South **PARISH:** Whiston  
Town Council

**LOCATION:** 23 Vining Road, Prescot, Knowsley, L35 7LG

**PROPOSAL:** ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER  
WITH THE DEMOLITION OF EXISTING CONSERVATORY.

---

### **Site Description**

The application site is a semi detached house set within an irregular triangular shaped plot fronting onto Vining Road. There are houses to the south, west and east of the site with trees, a grassed area and a railway line to the north. The adjoining semi detached neighbour (21 Vining Road) has a similar single storey rear extension to that proposed.

### **Proposal**

The proposal is for the erection of a single storey rear extension following demolition of existing conservatory. The extension would project by 3.5 m, 7.7 m wide and between 2.78 metres high and 3.27 m high (when measured from the highest point of the proposed roofline).

### **Consultations**

N/A

### **Representations**

This application has been publicised by letters sent to 6 neighbours. No objections have been received.

### **Planning History**

99/00147/APP - ERECTION OF DETACHED CONCRETE SECTIONAL GARAGE  
TO SIDE OF – Approved - 17.05.1999

### **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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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**

CS2 - Development Principles  
CS19 - Design Quality and Accessibility in New Development  
CS21 - Greenspaces and Trees

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

H8 - Extensions and Alterations to Residential Properties

#### **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**

##### Character of Area

The extension would be a relatively small addition to main house and would not be readily visible from the streetscene. Whilst the roof would be flat with a rooflight, (which would not normally be acceptable), its location at the rear and its modern design, means that there would be no harm to the streetscene and this would not significantly harm the character of the property.

##### Neighbour Amenity

In relation to 21 Vining Road, there would be no impact on the amenity of 21 as the extension would not extend any further at the rear than the existing extension of 21. It would also be project under 4 metres which complies with the Householder SPD.

In relation to other properties, these are further away and would be less affected by the extension.

Overall, it is considered that there would not be significant harm to amenity.

### Other Considerations

Permitted development rights exist for a 3 metre rear extension without planning permission. Therefore, the current application is only 0.5 metres in length beyond permitted development rights.

### Trees

In relation to trees, there would be 1 tree located several metres away from the extension, (around 2.5 metres away). However, the extension would not materially affect the tree as it would not be significantly closer than the existing conservatory. Therefore, there would be no loss of trees with the proposal and no harm to trees overall.

### Conclusion

The proposal would be acceptable in relation to street scene, trees and neighbour amenity. The application complies with local planning policies and is recommended for approval.

### 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 following approved plans and documents :-
  - a. Existing and Proposed Plans and Elevations – VIN01 - (received 24/01/2025).
  - b. Tree Location Plan - (received 08/04/2025).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

**Signed Case Officer<sup>1</sup>:**                      **Andrew Hunt**

**Signed Authorising**                      **Jo Sheridan**  
**Officer<sup>2</sup>:**                                      \_\_\_\_\_

**Date:**                                              **09/05/2025**  
\_\_\_\_\_

### **Informatives**

N/A

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