

APPLICATION NO: 26/00056/FUL

CASE OFFICER: Kate Pickles

WARD: Whiston & Cronton

PARISH: Whiston Parish Council

LOCATION: 22 Cumber Lane, Whiston, Knowsley, L35 2XQ

PROPOSAL: ERECTION OF A FIRST FLOOR REAR EXTENSION

Site description

The dwelling is situated within a Primarily Residential Area within the Local Plan Policies Map. The area is characterised by terraced and semi-detached residential properties.

The application property is a two-storey, end terrace dwelling set within a rectangular plot fronting Cumber Lane. The property has an existing single storey rear extension at ground floor level that projects 3.7m from the rear wall of the main dwelling, is 2.7m in height and 5.8m in width. The garden is 10.8m in length, comprises a mix of hardstanding and lawned areas and is enclosed by timber fence panelling.

Proposal

This application seeks planning permission for the erection of a first-floor rear extension. The first-floor rear extension would be erected above the existing ground floor rear extension so the proposal .The extension is intended to increase the size of the existing bedrooms and will not introduce any additional bedrooms.

The proposed extension would project 3.7m from the existing first-floor rear elevation of the main dwelling and would be 5.8m wide. The roof of the proposed extension would be incorporated into the existing to maintain the hipped roof type. The addition of the proposed first floor extension would bring the total height of the extended rear elevation to 7.5m with an eaves height of 4.9m.

Consultations

None required.

Representations

This application was publicised via letters sent to 6 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New Development 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 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

Design and Residential Amenity

The Householder Development SPD asserts *that two-storey rear extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule*. The proposed extension projects 3.7m but does not breach the 45-degree rule in relation to either neighbouring property. The first two windows at first floor of the attached neighbour, number 20 Cumber Lane are obscurely glazed bathroom windows which are not classed as habitable room windows. In relation to the detached neighbour, the 45 degree rule is not breached due to the distance between the two dwellings. It is on this basis that it is considered that the proposed two storey rear extension has minimal impact on neighbouring properties access to natural sunlight and is compliant with the SPD guidance stated above.

The extension would be located directly adjacent to the boundary wall of the attached neighbouring property, No. 20 Cumber Lane, and would be set back by 1.8m from the party boundary with the detached neighbouring property, No. 24 Cumber Lane. No windows are proposed to the first-floor side elevation of the proposed extension, therefore, privacy concerns via overlooking are minimal. As such, the impact on neighbouring properties is considered to be negligible.

The Householder Development SPD states that *a two-storey rear extension is normally unacceptable within 7 metres of the rear boundary*; the proposal complies with this guidance by maintaining an 11-metre separation.

An interface distance of 20m would be retained between the first floor rear windows and the nearest rear elevations of the adjacent neighbouring properties. While this is 2m below the SPD guidance which asserts that a 22m rear-to-rear interface distance should be maintained, the 20m distance is considered acceptable due to the angled relationship between plots which minimises the potential for overlooking.

The proposed extension would be served by a hipped roof which is in keeping with the existing roof of the main dwelling making the design acceptable as the character of the surrounding area is maintained. This complies with SPD guidance that states that *the roof of the extension should be sympathetic and appropriate to the host dwelling and the character of the surrounding area*. The materials used including windows, brickwork and roof tiles will match those of the existing dwelling meaning the development is acceptable in terms of design.

The extension is intended to increase the size of the existing bedrooms and would not introduce any additional bedrooms therefore no additional off-street parking is required. Alongside no increased demand for off street parking, the proposal would not reduce the number of off-street parking spaces within the curtilage of the property and is therefore considered acceptable from a highway safety perspective.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highway safety. The proposal also complies with the relevant Core strategy policies, Replacement UDP policies and NPPF guidance 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 no later than the expiration of three years beginning with the date of this permission.

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
27/01/2026	L35 2XQ/22/01		Elevations, Sections and Site Plans
27/01/2026	L35 2XQ/22/02		Floor Plans

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 30/03/2026

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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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