

APPLICATION NO: 26/00205/FUL

CASE OFFICER: Kate Pickles

WARD: Prescott North

PARISH: Prescott Town Council

LOCATION: 11 Chorley Road, Prescott, Knowsley, L34 1NT

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION.

Site description

The application property is a two-storey, detached dwellinghouse set within a rectangular plot fronting on to Chorley Road. The property is situated within a Primarily Residential Area, and the wider area is characterised by detached and semi-detached dwellings with Green Belt land to the south and west.

Proposal

Permission is sought for the erection of a single storey rear extension. The proposed extension would project 3.4m beyond the rear elevation of the existing dwelling, would be 7.5m in width and served by a flat roof with a height of 3.4m. The proposal would be used as an open plan kitchen and dining area and an enlarged office space.

Consultations

None required.

Representations

This application was publicised through letters sent to 9 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF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 advises that extensions should not have an unacceptable impact on residential amenity by way of overshadowing, loss of outlook, loss of light or loss of privacy. The proposed extension complies with this guidance through the modest projection of 3.4m beyond the rear elevation of the existing dwelling and the height of 3.4m. The proposal would also be offset by 1.8m from the boundary of

No.13 and 8.7m from No.9. Given this separation and the modest, single-storey nature of the development, there would be no opportunities for overlooking or loss of privacy to neighbouring occupiers, and any perception of overlooking would be limited and not materially harmful. This complies with SPD guidance as adequate separation distances and a modest projection ensure a sense of openness is maintained and minimises the risk of undue dominance or loss of light. The proposal is therefore considered acceptable in terms of scale and impact on residential amenity.

The door proposed to the side elevation does not give rise to any privacy concerns given the 8.7m distance from the boundary of No.9, existing boundary treatments and no new viewpoints created beyond those already available from the side elevation. Therefore, in this instance, the glass door proposed to the side elevation is considered acceptable in terms of overlooking or privacy concerns. The windows proposed to the rear elevation also do not give rise to any privacy concerns given their ground floor siting, existing boundary treatments and the creation of no new viewpoints beyond those already available from the rear elevation.

The Householder Developer SPD advises that extensions should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The proposed extension complies with this guidance as the projection of 3.4m from the rear elevation reduces the length of the garden from 12.5m to 9.1m. This means that over 50% of the rear garden space is retained and ensures a cramped appearance is avoided.

The SPD further advises that extensions should be constructed in materials that are the same or similar to that of the main dwelling and the roof type should typically echo that of the existing dwelling. The proposal would use brickwork, window style, UPVC and rainwater goods to match those of the main dwelling therefore complying with the SPD guidance and maintaining visual coherence to ensure the proposal would not appear out of character. The proposal would be served by a flat roof which differs from the hipped roof of the host dwelling. This is considered acceptable given that an alternative roof type would increase the height of the structure and increase the potential for overshadowing. The proposal is therefore considered acceptable in terms of design.

Highways

The proposed extension would not impact the current parking arrangements given its location to the rear of the property. The proposal would also not increase the number of bedrooms and, therefore, would not give rise to additional parking demand. The proposed extension is therefore considered acceptable in terms of highway safety and parking.

Other Considerations

Coal High Risk Area – See informative.

Conclusion

The proposal is considered acceptable from a design, residential amenity and highway safety perspective 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 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.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
30/04/2026	P 01		Proposed Ground Floor Plan
30/04/2026	P 05		Proposed Rear Elevation
30/04/2026	P 06		Proposed Side Elevation 1
30/04/2026	P 07		Proposed Side Elevation 2
30/04/2026	P SP01		Proposed Site Plan
30/04/2026	SL 01		Location Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 10/06/2026

Informative

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>.

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

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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