

<u>APPLICATION NO:</u>	26/00028/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	50 Cross Lane, Prescot, Knowsley, L35 3QJ		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR REAR EXTENSION TOGETHER WITH LOFT CONVERSION AND REAR DORMER EXTENSION		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on Cross Lane, Prescot. The dwellinghouse is characterised by brick/render to the front elevation, brick to the side and rear elevations and a gable tiled roof. The property currently benefits from a single storey extension to the rear.

The front garden is laid out with block paving to provide off-street parking for 2 no. vehicles.

The property is situated within a uniform building row of other residential properties. There is a level change with the adjacent property (No.52 Cross Lane), due to a sloping gradient within the street scene. To the north of the site is an expansive area of green open space.

Proposal

Planning permission is sought to erect a first-floor rear extension together with a rear dormer extension and loft conversion.

First-floor rear extension

The first-floor rear extension would have a width of 4.1m, a projection of 3.3m, be set in from the shared boundary with the attached neighbouring dwelling No.48 by 1.5m, be set in from the shared boundary with the detached neighbouring dwelling No.52 by 1.5m and be set away from the rear boundary by 14.4m.

The extension would have a hipped roof with an eaves height of 5.5m and a ridge height of 7.0m. The extension would be finished in brickwork to match the existing dwellinghouse and would have one window installed within the rear elevation.

Rear dormer extension and loft conversion

The rear dormer extension would have a length of 4.9m, a depth of 2.8m and a height of 1.9m. The dormer extension has been amended to increase the set-back from the rear elevation (along the horizontal line) to 0.6m and set in the dormer extension by 0.3m from the roof edge shared with No.48 and 0.4m from the gable elevation.

The extension would have a flat roof, be finished in tiles to match the existing roof and would have one window installed within the rear elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours and a site notice displayed near to the site. No representations were received as a result of publicity given to the application.

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

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
Amended New Residential Development SPD

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 or 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 as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the domestic extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

First-floor rear extension

The Householder Development SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

The SPD advises that two-storey rear extensions of up to 3m will normally be acceptable. Extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule. In addition, where the properties are attached and the neighbouring dwelling has no extension adjacent to the boundary, any first-floor element of an extension beyond 3m should be set in from the party boundary by a minimum of 1m. Furthermore, two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary and should normally have a pitched roof.

The proposed first-floor rear extension would project 3.3m, have a width of 4.1m, be set in from the shared boundary with the attached neighbouring dwelling No.48 by 1.5m, be set in from the shared boundary with the detached neighbouring dwelling No.52 by 1.5m and would be set away from the rear boundary by 14.4m. The first-floor rear extension would exceed the SPD's guidance by 0.3m in terms of its projection, causing the 45-degree rule to be applied.

Considering any impacts on 48 Cross Lane, the attached neighbouring dwelling benefits from a single storey rear extension. The proposed first-floor extension would be set-in from the shared boundary by 1.5m and would not breach the 45-degree rule when applied from the midpoint of the closest first-floor window to the rear elevation of No.48. Therefore, the proposed rear extension would have a limited impact on the amenity of No.48.

Considering any impacts on 52 Cross Lane, the detached neighbouring dwelling benefits from a single storey rear extension and a rear conservatory. The proposed first-floor extension would be set in from the shared boundary by 1.5m and a further 1.9m to the side elevation of No.52 and would not breach the 45-degree rule from the nearest first-floor window. Therefore, the proposed rear extension would have a limited impact on the amenity of No.52.

The SPD also advises that two-storey rear extensions should not come within 7.0m from the rear boundary. The proposed extension would be set away from the rear boundary by 14.4m and therefore complies with the SPD's guidance.

The New Residential Development SPD advises that development should retain 22 metre interface distances between existing rear principal elevations and proposed principal elevations for two-storey properties. As there are no properties to the rear of the application site but instead an area of open space, the proposed extension raises no concerns in regard to interface distances.

The rear extension would have a hipped roof, which would conflict with the SPD's guidance. The SPD advises that two-storey rear extensions should normally have a pitched roof. Whilst the existing dwellinghouse's main roof-profile is a pitched roof, it is considered that a hipped roof would not result in any significant visual amenity concerns, due to the extension being situated to the rear of the property and would not be visible from the wider street scene of Cross Lane. Moreover, the roof-design would be similar to that of No.54's two-storey rear extension hipped nature. Therefore, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The extension would be finished in brickwork. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

Whilst one window would be installed at first-floor level, this additional window does not raise any overlooking concerns, as it would not create any additional views not already available from the rear of the dwelling.

In summary, the proposed first-floor rear extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy CS19 of the Core Strategy, Policies H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD and New Residential Development SPD.

Rear dormer extension and loft conversion

The Householder Development SPD outlines that roof alterations and dormer extensions can prove a convenient method of increasing living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD also outlines that a dormer extension must not project above the ridgeline of the dwelling, be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side, to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The dormer extension has been amended to increase the set back from the existing rear elevation to 0.6m. The dormer extension would also be set in from the shared rooflines with No.48 by 0.3m and the roof edge (to the side of No.52) by 0.4m. The revised dormer extension would have a length of 4.9m, a height of 1.9m, and a depth of 2.8m.

The proposed set back from the rear elevation would not meet the SPD's guidance of 1m, however, as there are no properties to the rear of the application site and there would be a distance of 15m between the rear dormer extension and rear boundary treatment, the shortfall of a further 0.4m setback can be mitigated. Additionally, as the set in from the roof edges would fall short of the guidance by 0.2m and 0.1m, given that the dormer extension would be set below the ridgeline of the main dwelling by 0.1m, it is considered that the set in shortfall can be mitigated, and the addition would not result in an enlarged dormer that is detrimental to the design and visual amenity of the dwelling and the wider area.

Considering the impact on the neighbouring dwellings 48 and 52 Cross Lane, whilst one window would be installed within the rear elevation of the dormer which would create a greater vantage point to views, given the orientation of the window within the rear elevation, the window does not raise any overlooking concerns.

The proposed dormer extension would be slightly visible from the wider street scene of Cross Lane and would be visible from the open space to the rear of the site (accessed via Willow Avenue). The extension would have a flat roof and be finished in tiles to match the existing roof of the dwellinghouse. Additionally, dormer extensions can be found within the wider street scene of Cross Lane, so they are not unusual to find in the street scene. As the materials would match that of the wider dwellinghouse's main roof, the dormer extension is considered to be acceptable in visual terms.

In summary, the rear dormer loft conversion is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy CS19 of the Core Strategy, Policies H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD and New Residential Development SPD.

Other alterations

The window to be installed within the rear elevation of the existing dwellinghouse at first-floor level raises no overlooking concerns, as it would not create any greater

views/overlooking than the proposed first-floor rear extension and rear dormer extension. Furthermore, the window could be installed under permitted development under Schedule 2, Part 1, Class A of the GDPO 2015 (as amended), provided that the window complies with A.3 Condition (a) 'the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse'.

Highways

The dwelling would remain as a three-bedroom property.

The Householder Development SPD advises that the parking provision of a three-bedroom property should provide 2 spaces within the curtilage and that car spaces on front driveways should have dimensions of 5.0m x 3.0m.

At present, the application site benefits from a block paved driveway to the front of the property for two vehicles. The existing driveway measures 5.1m x 7.0m and is able to provide two spaces that each comply with the SPD's dimensions of 5.0m x 3.0m.

Therefore, as the driveway would comply with the SPD's guidance the proposed extensions would not cause significant harm in relations to the highway safety and are considered to be acceptable.

Site Constraints (Coal Consultation Zone)

The proposed development is sited within an area of previous coal mining activity. The Local Planning Authority's records identify the site as a low-risk area. Therefore, an informative will be included on the decision notice for the attention of the applicant.

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 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 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
09.02.2026	SL 01	-	LOCATION PLAN
09.02.2026	P01	-	PROPOSED GROUND FLOOR LAYOUT
09.02.2026	P04	-	PROPOSED FRONT ELEVATION
13.02.2026	P02	-	PROPOSED FIRST FLOOR LAYOUT
13.02.2026	P SP01	-	PROPOSED SITE PLAN
15.04.2026	P03	REV A	PROPOSED ROOF LAYOUT
15.04.2026	P05	REV A	PROPOSED REAR ELEVATION
15.04.2026	P02.5	REV A	PROPOSED SECOND FLOOR LAYOUT
20.04.2026	P06	REV A	PROPOSED SIDE ELEVATION 1
20.04.2026	P07	REV A	PROPOSED SIDE ELEVATION 2

Signed Case Officer¹:

Louise Robinson

Signed Authorising Officer²:

Jo Sheridan

Date:

21/04/2026

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.

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

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

Site Photographs

