

<u>APPLICATION NO:</u>	25/00435/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	54 Lloyd Road, Prescot, Knowsley, L34 6LG		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND RETENTION OF ENCLOSURE OF PORCH, ALTERATIONS INCLUDE GLAZED AREA AND NEW ENTRANCE DOOR.		

Site Description

Two-storey detached dwellinghouse located on the cul-de-sac of Lloyd Road, Prescot. The dwelling is characterised by brick to all elevations, with an almost 'Victorian-like' black and white-revival architecture design to the first-floor of the front elevation, a gable tiled roof and black UPVC windows.

There is off-street parking available to the front of the property.

Proposal

Planning permission is sought to erect a single storey extension to the rear and the retention of the porch enclosure, with alterations including glazed area and new entrance door.

The existing kitchen side access door is also to be removed and replaced with brick.

Single Storey Rear Extension

The extension would have a projection of 2.25m beyond the existing rear elevation of the dwelling and a width of 7.54m. It would have a mono-pitched roof with 3no. rooflights installed, with an eaves height of 2.68m and a ridge height of 3.48m. UPVC bi-fold doors and 1no. UPVC window are to be installed within the rear elevation.

It would allow for a larger open plan kitchen / dining area.

Porch In-Fill Alterations

The 'open air' entry way has been in-filled to create an enclosed porch, with 1no. UPVC grey front door installed within the front elevation and 1no. window within the side elevation. The new porch has not been extended in any way.

The dimensions of the porch remain as a projection of 1.80m and a width of 1.52m, continuing to be served by the mono-pitched roof to the front of the property.

Consultations

None required.

Representations

This application has been publicised by letters sent to 5 neighbours. 1 comments was received during the consultation period.

Planning History

98/00064/APP	Substitution of house types to plots 50, 63-67 (inc), 72-78 (inc), 80-91 (inc), 112, 114-119 (inc), 121-123 (inc) and 125. Granted (18.03.1998)
96/00510/APP	Substitution of house types (plots 41-53 incl). Granted (06.11.1996)
95/00366/APP	Substitution of house types plots 3-18, 41-43, 50-61. Granted (24.08.1995)
94/00663/APP	Erection of 125 dwellings and associated road layout. Granted (29.03.1995)
94/00176/APP	Proposed erection of residential development comprising 150no. two-storey dwellings and new access. Granted (09.08.1994)
74/14680/HIST	Proposed erection of residential development. Granted (31.03.1993)

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 CS7 Transport Networks
Policy CS19 Design Quality and Accessibility in New Development

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

Policy H5 Development within Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Transport

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 (2006) 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 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 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

Single Storey 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. It also advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The proposed extension would have a projection of 2.25m beyond the rear elevation of the extension and a width of 7.54m, which would comply with the SPD's guidance in terms of its projection.

Impact on No.52 Lloyd Road (to the right-hand side)

In regard to any impacts on the neighbouring dwelling No.52, the extension would project beyond the rear elevation by 3.38m, due to a slight stagger between the properties. As the projection would not exceed 4.0m, the extension would comply with the SPD's guidance and would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Impact on No.56 Lloyd Road (to the left-hand side)

In regard to any impacts on the neighbouring dwelling No.56, the dwelling has been extended to the rear, and as such the proposed extension would not project beyond the rear elevation. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The additional bi-fold doors and 1no. window within the rear elevation of the extension raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation within the rear elevation of the extension.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Porch In-Fill Alterations

The new porch to the front of the property has not been extended in any way, and the dimensions remain the same as existing.

Impact on No.52 Lloyd Road (to the right-hand side)

The porch alterations are located away from No.52 and have no impact on the residential amenity of this neighbouring dwelling.

Impact on No.56 Lloyd Road (to the left-hand side)

Whilst glazing has been installed within the side elevation facing No.56, much of the glazing has been obscured due to the projection of the application sites own bay window to the front of the property. Additionally, the new window is set approximately 3.90m away from the shared boundary with No.56, and a further 0.90m to the gable

elevation of the neighbouring dwelling, therefore, this new window has little impact on the residential amenity of No.56.

The 1no. door within the front elevation and 1no. window within the side elevation raise no overlooking concerns due to their ground floor siting and would not create any additional views not already available from the existing front elevation and previous 'entry-way' into the property.

Therefore, the porch in-fill alterations are considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Design

The proposed single storey rear extension would not be visible from the wider street scene of Lloyd Road, Prescot, as it would be situated behind the existing dwelling. The extension would be finished in a brickwork to match the existing dwellinghouse. As the proposed materials would match, the extension is considered to be acceptable in visual terms.

The extension would have a mono-pitched roof with 3no. rooflights installed. As the roof-profile to the main dwellinghouse is pitched, the proposed roof is considered to be acceptable.

The doors and windows to be installed within the rear extension would be UPVC, as are the front door and glazing which has been installed to the porch in-fill alterations. The additional doors and windows would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Overall, the extension and alterations are considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Highways

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erecting a front extension / porch.

The dwellinghouse currently benefits from 2 off-street parking spaces to the front of the property. As the new porch has not been extended in any way, it is considered that the new front porch is in accordance with the Householder Development SPD and Policy H8 and does not have any negative impact on highway safety.

Other Matters – Neighbour Comment

1 comment was received from a neighbouring property during the consultation period which stated that they have no objections to the proposal, as long as their driveway has full access at all times and not blocked. Additionally, they requested that the narrow road leading into the cul-de-sac be kept clear so that cars and emergency vehicles can enter at all times.

This comments has been noted and considered during the assessment of this application, and an informative will be included in the granting of planning permission to ensure that private and public access is protected whilst construction work takes

place.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highways. 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
22.07.2025	HA 2518-01	-	Location Plan
22.07.2025	HA 2518-03	-	Plans and Elevations as Proposed

Signed Case Officer¹: **Louise Robinson**

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

**Signed Authorising
Officer²:**

Mark Quinn

Date:

23.09.2025

Informatives

- 1) The applicant is reminded that neighbouring private driveways should have full access at all times and not be blocked and the narrow road leading into the cul-de-sac be kept clear so that cars and emergency vehicles can enter at all times, whilst construction work is on-going.
- 2) 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 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

Site Photographs

