

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00297/FUL **CASE OFFICER:** Andrew Hunt

WARD: Whiston & Cronton **PARISH:** Whiston
Town Council

LOCATION: 67 Pinnington Road, Whiston, Knowsley, L35 3TY

PROPOSAL: ERECTION OF A FIRST FLOOR REAR EXTENSION AND SINGLE
STOREY REAR EXTENSION, GARAGE CONVERSION AND
ERECTION OF 1NO. OUTBUILDING IN REAR GARDEN.

Site Description

The application site is a detached house set at the end of a cul de sac on Pinnington Road, Whiston. The plot is a long thin, rectangular shape with a large garden. The site is bounded by trees and Dragon Lane to the west, a dwelling to the south with a railway line beyond and other dwellings to the north and east. The property to the south also has an existing rear conservatory.

Proposal

The proposal is for the erection of a first floor rear extension together with the erection of a single rear extension, garage conversion and erection of 1no outbuilding in the rear garden*.

The first floor rear extension would infill a small corner gap and would be 1.9 metres long, 2.6m wide and 5.2 m high.

The single storey rear extension would project 4m from the rear and would be 8.1 metres wide, 4 m high with an eaves height of 2.7 metres.

The outbuilding would be 4 metres wide, 10m long and 4m tall with an eaves height of 2.7 metres.

**The plans have been amended to change from gable to hipped single storey rear extension and to locate the outbuilding in a more central position within the site. These changes are minor and do not require re-consultation with neighbours.*

Consultations

N/A

Representations

This application has been publicised by letters sent to 4 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Policy

Saved Policy H8 in the Replacement Unitary Development Plan 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 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 for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Para 7.3 of The Householder Development SPD states that “*Extensions should be constructed in materials and style to match the original dwelling*” and that

Extensions should normally have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms.

Side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling.

Para 7.4 states that “*Two storey (Rear) extensions of up to 3 metres will normally be acceptable*” and that:

“A single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling”.

Character of Area

First Floor Rear Extension

The first floor rear extension would infill a gap in corner of the current dwelling at first floor level and would improve the appearance of the rear elevation by creating a

more harmonious, uniform and consistent appearance. There would be no harm to the character of the area.

Single Storey Rear Extension

The single storey rear extension would have a hipped roof, whilst this differs from the gable roof of the main dwelling, it would not be harmful to the character of the area due to its location at the rear.

Outbuilding

The outbuilding would have a pitched gable roof which would match the character of the main dwelling. Its dimensions would not be out of character for the large garden area. Therefore, there would be no harm to the character of the area.

Overall, there would be no harm to the character of the area from the proposals.

Neighbour Amenity

First Floor Rear Extension

The first floor rear extension would infill a gap in corner of the current dwelling at first floor level and would not affect the amenity of neighbours. There are no side windows that would be affected by the extension on the side of 69. Therefore, there would be no impact on neighbour amenity.

Single Storey Rear Extension

The single storey rear extension would be 4m in length which complies with the Householder Development SPD which allows up to 4m in principle. In addition, the neighbour to the south has an existing rear conservatory. Therefore, there would be no impact on neighbour amenity.

Outbuilding

The outbuilding would be located in the middle of the garden, adjacent to the boundary fence with 69 Pennington Road. It would be located away from any neighbouring dwellings. The outbuilding would be 24.1 metres away from the dwelling of no 69 and 22.5 metres away from the dwelling of 65. Whilst there may be some overshadowing of gardens, the distance to neighbour dwellings combined with its height of 4 metres is considered acceptable and it would not result in significant harm to the amenity of neighbours. Due to the large size of the building and its location away from the dwelling, a condition is required to prevent it from being used as a separate dwelling as it lacks adequate parking, privacy or amenity space.

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

Garage conversion

The proposal also converts the existing garage into a study and changes to the front of the dwelling to create a window. The changes are considered to be acceptable in visual terms as the window would be similar to the existing windows. The loss of garage parking would be replaced with an additional space on the front, resulting in not net loss of spaces. The garage conversion and new window also could be done under permitted development rights and does not require planning permission.

Parking

There are 2 parking spaces proposed and no additional bedrooms would be added. Therefore, there would be sufficient parking at the dwelling.

Conclusion

The proposal would be acceptable in relation to street scene 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. Proposed Site Layout – 004 - (received 30/06/2025).
- b. Location Plan – 003 - (received 30/06/2025).
- c. Outbuilding Plans – 002 - (received 09/05/2025).
- d. Proposed Plans and Elevations - (received 09/05/2025).

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.

- 4) Outbuilding - Ancillary

The outbuilding shall be used wholly in conjunction with, and ancillary to, the use of 67 Pennington Road and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

01/07/2025

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