

<u>APPLICATION NO:</u>	25/00649/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	15 Chapel Lane, Cronton, Knowsley, WA8 4NT		
<u>PROPOSAL:</u>	ERECTION OF PART SINGLE AND PART TWO STOREY REAR EXTENSION		

Site Description

The property is a two-storey 4-bed detached dwelling located on Chapel Lane, Cronton. The dwelling is characterised by white render to all elevations, a gable tiled roof and grey UPVC windows to the front elevation and white UPVC windows to the rear elevation. The property currently benefits from two-storey and single storey extensions to the rear. These additions based on the maps provided have been built from the 1940's onwards.

There is a good-sized driveway to the side of the dwelling to allow for off-street parking. Additionally, there is a good-sized private amenity space to the rear of the dwellinghouse. The site is located within the Green Belt.

Proposal

Planning permission is sought for the erection of a part two-storey / part single storey extension to the rear, following the demolition of the existing kitchen extension.

Part two-storey / part single storey rear extension

The two-storey aspect of the extension would have a projection of 4.1m (to the side of 17 Chapel Lane) and 2.8m (to the side of 11 Chapel Lane) beyond the existing rear elevation of the dwelling and a width of 5.7m.

The extension would have a gable tiled roof with an eaves height of 5.3m and a ridge height of 6.6m.

The single storey aspect of the extension would have a total projection of 4.6m (to the side of 11 Chapel Lane) beyond the existing rear elevation. To the side of 17 Chapel Lane, the single storey aspect of the extension would project 1.9m beyond the proposed two-storey aspect; with a total projection of 6m when combined with the part two-storey aspect. The extension would also have a width of 8.9m.

The extension would have a flat roof with 1 rooflight installed with a height of 3.1m.

The single storey part of the extension would be finished in light grey / green cladding (VM Zinc Quarter Zinc) to the rear elevation and side elevation (side of No.17) and white render to the side of No.11. The two-storey part of the extension would be finished in white render at ground floor level and natural timber cladding at first-floor level to all elevations.

The extension would have grey-coloured aluminium doors installed within the rear elevation and 1 large aluminium vertical window installed within the side elevation (side of No.17) at ground floor level and 2 aluminium windows installed within the rear elevation at first-floor level.

The extension would allow for a larger open plan kitchen / living / dining area at ground floor level and an additional 5th bedroom with en-suite at first-floor level.

Other alterations

A new door would be installed at ground floor level which would serve the existing utility room, and a new window would be installed at first-floor level which would serve the existing bathroom within the side elevation of the dwellinghouse (side of No.17).

Consultations

None required.

Representations

This application has been publicised by letters sent to 18 neighbours and a site notice displayed near to the site (as of 16 December 2025). No representations were received as a result of the publicity given to the application.

Planning History

Pre-application advice was applied for in Summer 2025 regarding the part two-storey / part single storey rear extension. Advice was issued to the applicant as of August 2025.

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2	Development Principles
Policy CS5	Green Belt
Policy CS19	Design Quality and Accessibility in New Development

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

Policy H8	Extensions and Alterations to Residential Properties
Policy G7	Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel 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 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 being allocated within Green Belt in the Knowsley Local Plan: Core Strategy.

Policy CS5 of the Core Strategy outlines the following:

1. New Development in the Green Belt

Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.

Policy G7 of the Knowsley Replacement UDP outlines the following:

Proposals for the extension or alteration of an existing dwelling within the Green Belt, or for the construction of a detached garage or outbuilding within its curtilage, will be permitted provided that they meet the following criteria:

- a) The form and materials of the development would respect the appearance of the existing dwelling and its setting and preserve the openness of the Green Belt.
- b) The development and any associated vehicular access routes, boundary treatment, garden, storage or vehicular parking areas would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the area.
- c) In the case of proposals to extend an existing dwelling or for the construction of detached buildings within 5 metres of the existing dwelling, the proposal would not (either by itself or in conjunction with earlier developments) result in a disproportionate addition over and above the size of the original dwelling.

Proposals for domestic extensions can be appropriate provided they do not change the fundamental character and scale of the original dwelling. As a general guideline, enlargements (either through extension or replacement of the dwelling) of over 50% will not be allowed. The size of the “original dwelling” is defined as “that which existed on 1 July 1948, or the dwelling as originally built if this was later”.

As part of the submission, historic maps (drawing no.001) and volume calculations (drawing no.17) have been provided which provide details of the existing and proposed volume of the extension and dwelling.

The calculated volume of the dwelling between 1945-1958 was 451.5m³ and the current volume of the dwellinghouse is 441.7m³. The proposed new volume of the dwellinghouse; including the new extension would be 588.5m³.

The proposal would have an impact of an additional 137m³ based on the dwellinghouse (as built between 1945-1958). This is an increase of less than 30% volume.

As the volume would not exceed 50%, the proposed extension would comply with Policy C5 of the Core Strategy and Policy G7 of the Knowsley Replacement UDP and is therefore considered to be acceptable in principle.

Residential Amenity and Design

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

The SPD 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 and two-storey rear extensions of up to 3.0m will normally be acceptable and should

not come within 7.0m from the rear boundary.

The two-storey aspect of the extension would have a projection of 4.1m (to the side of 17 Chapel Lane) and 2.8m (to the side of 11 Chapel Lane) beyond the existing rear elevation of the dwelling and a width of 5.7m. As such, the two-storey part of the extension would not comply with the Householder Development SPD in terms of its projection, requiring the 45-degree principle to be applied.

The single storey aspect of the extension would have a total projection of 4.6m (to the side of 11 Chapel Lane) beyond the existing rear elevation. To the side of 17 Chapel Lane, the single storey aspect of the extension would project 1.9m beyond the proposed two-storey aspect; with a total projection of 6m when combined with the part two-storey aspect. The extension would also have a width of 8.9m. As such, the single storey part of the extension would not comply with the Householder Development SPD in terms of its projection, requiring the 45-degree principle to be applied.

Considering the impact on the neighbouring property to the left 11 Chapel Lane, the single storey aspect of the extension would project beyond the rear elevation of No.11 by 0.5m and would have no additional impact on the amenity of No.11 than the existing kitchen extension to the rear. The two-storey aspect of the extension would not project beyond the rear elevation of No.11, and as such, the 45-degree rule would not be breached. Therefore, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Considering the impact on the neighbouring property to the right 17 Chapel Lane, the single storey aspect of the extension nor the two-storey aspect of the extension would not project beyond the rear elevation of No.17 due to the neighbouring dwelling being significantly set back in comparison to the application site. As such, the 45-degree rule would not be breached. Therefore, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The single storey part of the extension would have a flat roof with 1 rooflight installed and the two-storey part would have a gable tiled roof. Whilst the extension would not be visible from Chapel Lane, it would be slightly visible from Cronton Road, however this view is considered to be minimal. As the two-storey roof profile would match that of the existing roof-profile of the main dwellinghouse and a flat roof extension can be found on site, the proposed roof-profiles are considered to be acceptable and would not negative impact the visual amenity.

The proposed part two-storey / part single storey extension would not be visible from Chapel Lane; however, it would be slightly visible from the adjacent highway of Cronton Road. Policy H8 of the Replacement UDP advises that extensions will be permitted where 'the design and materials to be used would reflect those used on the original dwelling'. Additionally, Policy G7 of the Replacement UDP advises that 'the form and materials of the development would respect the appearance of the existing dwelling and its setting and preserve the openness of the Green Belt'. The single storey part of the extension would be finished in light grey / green cladding (VM Zinc Quarter Zinc) to the rear elevation and side elevation (side of No.17) and white render to the side of No.11. The two-storey part of the extension would be finished in white render at ground floor level and natural timber cladding at first-floor level to all elevations. Whilst the light grey / green cladding and natural timber cladding would be new materials introduced to the dwellinghouse; it is not uncommon to find these materials within developments on Green Belt land. Additionally, zinc cladding and timber cladding can be found to the front of some properties found within the wider locality of Chapel Lane. Therefore, whilst the extension would be slightly visible from

Cronton Road, this view is considered to be minimal, and as such the materials would not have a negative impact on the visual amenity or on the Green Belt and are considered to be acceptable in this instance.

The doors within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension. The vertical window to be installed within the side elevation (side of No.17) at ground floor level raises no overlooking concerns as the window would be situated 7.6m away from the shared boundary with No.17, and a further 5.1m to the side elevation of the neighbouring dwelling. The 2 windows to be installed within the rear elevation at first-floor level do not raise any overlooking concerns as they would not provide any additional views not already available from the rear of the dwelling. Furthermore, as one of the windows would serve the en-suite, a condition will be included to ensure that obscure glazing is installed, to protect privacy.

The doors and windows to be installed would be aluminium. The materials are considered to be acceptable, as aluminium fenestrations are becoming a common feature within householder developments and give a similar finish to that of UPVC.

Therefore, the part two-storey / part single storey 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 and G7 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

Other alterations

A new door would be installed at ground floor level which would serve the existing utility room, and a new window would be installed at first-floor level which would serve the existing bathroom within the side elevation of the dwellinghouse (side of No.17). The new window and door would be aluminium to match the materials of the wider fenestrations and do not raise any overlooking concerns.

Highways

The Householder Development SPD advises that the parking provision of a 4-bedroom + property should provide 3 spaces within the curtilage and that car spaces provided on side driveways should have dimensions of at least 5.0m x 2.75m.

The existing driveway to the side of the dwellinghouse has a length of 11.5m and a width of 6.8m. The current driveway allows for 2 vehicles to be parked alongside each other and 1 vehicle to be parked in front of the 2 already parked.

Therefore, as there are 3 off-street parking spaces available on the existing driveway, the proposal would not have a negative impact on the highway safety, and the proposal complies with the guidance provided within the SPD.

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 development hereby permitted shall have a light grey / green cladding (VM Zinc Quartz Zinc) finish to the single storey aspect of the extension and a natural timber cladding (BC Larch – planed – OrganoWood) finish to the two-storey aspect of the extension. Any render to be applied to the extensions shall match the existing wider dwellinghouse.

Reason: In the interests of visual amenity and to comply with Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies H8 and G7 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.11.2025	001	-	Intro and Historic Maps
28.11.2025	01	-	Location Plan
28.11.2025	08	-	Existing Photos
28.11.2025	10	-	Proposed Site Plan
28.11.2025	14	-	Proposed Sections
28.11.2025	15	-	3D Views Proposed
28.11.2025	16	-	3D Perspective View Proposed
28.11.2025	17	-	Volumes
08.12.2025	11	-	Proposed Ground Floor Plan
08.12.2025	12	-	Proposed First Floor Plan
08.12.2025	13	-	Proposed Elevations

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **20/01/2026**

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.

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

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

Site Photographs

