

APPLICATION NO: 26/00317/FUL

CASE OFFICER: Kate Pickles

WARD: Prescott North

PARISH: Prescott Town Council

LOCATION: 92 Manchester Road, Prescott, Knowsley, L34 1NQ

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE EXTENSION

Site description

The application property is a two-storey, semi-detached dwellinghouse set within a rectangular plot fronting on to Manchester Road. The property is situated within a Primarily Residential Area, and the wider area is characterised by semi-detached and detached dwellings with Prescott conservation area to the north and South Prescott Action Area to the South.

Proposal

Permission is sought for the erection of a single storey side extension that is 2.9m in width, 6.4m in depth and 3.5m in height with an eaves height of 2.5m. The proposal would be served by one window to the front elevation and would function as an accessible downstairs bedroom.

Consultations

None required.

Representations

This application was publicised by way of site notice and through letters sent to 5 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

Relevant policy

Policy S3 of the National Planning Policy Framework (NPPF): Presumption in favour of sustainable development states:

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1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would: a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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

The Householder Development SPD states that single storey side extensions should be subordinate to the original dwelling and should be designed to preserve the street scene and protect neighbouring amenity.

The proposed side extension would be offset from the party boundary of No.90 by 0.2m but would leave 6m between the proposed extension and the closest side elevation of No.90. While the proposal would be in close proximity to the boundary of No.90, the 6m distance from the side elevation ensures that the proposal would not result in unacceptable levels of overshadowing or appear unduly dominant. There would be no impact on the attached neighbouring property, No.94, given that the proposed extension would be located on the opposite side elevation. As such the proposal is considered acceptable in terms of impact on residential amenity with regards to overshadowing and dominance, therefore complying with SPD guidance.

No windows are proposed to the side elevation so the impact on the privacy of No.88 is considered negligible as there are no opportunities for overlooking or the perception of overlooking. The window proposed to the front elevation does not give rise to any unacceptable impacts on privacy given that there are no adjacent residential properties. The window proposed to the rear elevation is also considered acceptable due to the ground floor siting, existing boundary treatments and the creation of no new

viewpoints beyond those already available from the ground floor rear elevation. The proposal is therefore considered to comply with SPD guidance and is acceptable in terms of privacy.

The proposed side extension would be 2.9m in width, 6.4m in depth and would have a maximum height of 3.5m with an eaves height of 2.5m. The modest scale of the proposed extension ensures that the development would remain subordinate to the dwelling therefore minimising the impact on the street scene. The proposed extension would also be in keeping with the established character of the area through the use of interlocking roof tiles, black uPVC fascias and rainwater goods, white uPVC frames, brickwork and mortar colour that match those of the existing dwelling. The extension would therefore be visually coherent with the host dwelling and is considered to be an acceptable addition to the street scene.

The proposed side extension would be visible from the street scene of Manchester Road. The impact on the street scene is considered minimal due to the use of materials which match those of the host dwelling. The proposed extension would also feature a mono pitched roof which echoes that of the main dwelling. As such, the proposal would be in keeping with the existing dwelling and would preserve the character of the street scene. As such, the proposed side extension is considered acceptable in terms of design and visual amenity.

Highways

The proposed side extension would function as an additional bedroom, bringing the total number of bedrooms in the dwelling to four. The Householder Development SPD advises that a four-bedroom property should have three off-street parking spaces within the curtilage of the property.

The front drive of the property measures 6.25m in width by 4.48m in depth. Whilst the layout does not provide two standard side by side parking bays each measuring 5.0m x 3.0m in accordance with the Householder Developments SPD, the submitted site plan shows availability for 2 parking spaces with one parked perpendicular to the proposed extension and a second accommodated within the remaining front area.

While this is one below the standards outlined in the Householder Development SPD, this is considered sufficient to serve the needs of the property as the provision of three spaces would compromise the efficient use of the site as an accessible bedroom. Therefore, a reduced level of parking is considered justified in this instance and the proposal is not considered to give rise to unacceptable impacts on highway safety.

Other considerations

Coal High Risk Area – see informative.

Conclusion

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The proposed side extension is considered acceptable in terms of design, scale, residential amenity and highway safety and is therefore recommended for approval.

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
30/06/2026	511129-01		Location Plan
30/06/2026	511129-02		Proposed Floor Plans, Elevations and Site Plan
28/08/2026	511129-02	A	Proposed Layout and Site Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 03/09/2026

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.

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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

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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