

<u>APPLICATION NO:</u>	25/00552/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	157 Sugar Lane, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY FRONT PORCH EXTENSION		

Site Description

The application site is located at 157 Sugar Lane, Knowsley and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, detached dwellinghouse which is served by a dual-pitched. The property is brick facing to the elevations, with white UPVC openings and brown, interlocking roof tiles.

The property benefits from an adjoining side extension (garage) and rear extensions. The front of the property benefits from a car port structure, which projects 4.9m in depth and 5.6m in width. The front elevation of the dwellinghouse (at its closest) is 6.8m from the highway. The front garden area is surfaced with block paving slabs and can accommodate several parking spaces, with two vehicular accesses. There is a section of hedgerow adjacent the highway. The plot is triangular. To the north, east and west lie residential properties with a wooded area to the south of the site.

Proposal

The proposal is for the erection of a two-storey front porch extension

The proposed front extension would project forward by 2.6m and have a width of 3.8m. This would be served by a dual-pitched roof, which would measure 5.2m at the eaves and 6.8m at the ridgeline.

The proposal would involve the demolition of the existing car port to the front of the dwelling.

Consultations

None required.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

No recorded 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

SUPPLEMENTARY PLANNING DOCUMENTS (SPD's)

Householder Development (2016)

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 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

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD states that *front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas and that account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.* It furthers that *the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway.*

The application site is situated within a spacious plot, and the dwelling is a detached property, set considerably away from the highway and therefore could accommodate the proposed development, which in its context, would not appear prominent in the street scene given, instead it would be a subordinate addition to the dwelling with a modest scale, form and massing and would not dominate the existing dwelling. Given that the proposed development (whilst, although in height would be larger), the footprint would be smaller, both in width and projection, and consequently the proposal would have a reduced impact to the building line than present. The property sits in a building line with 2 no. detached dwellings, characterised by spacious plots and set-backs from the highway, the proposal would still retain its sufficient set-back from the highway and would not disrupt any uniformity with the other dwellings to the west.

The proposed front extension would be served by a dual-pitched projecting gable, which would correspond to the dual-pitched roof of the original dwellinghouse and therefore be acceptable.

The proposal would see the installation of 2 no. windows either side elevation of the front extension, which would measure 3.3m x 0.6m and at their tallest would measure 4.3m from ground level. The north-east facing window would not result in any overlooking or visual intrusion concerns, as the first-floor element would be a vacant, void space to create an atrium above the entrance to the property and from the ground floor views, there is sufficient boundary treatment and vegetation to the party boundary shared with No.105 Tithebarn Road to prevent any visual intrusion. Moreover, the proposed front porch extension would be set 4.3m off the party boundary and given it is not located immediately adjacent the boundary, would not result in any actual or perceived overlooking and subsequently no unacceptable harm to residential amenities or privacy would occur.

Materials:

The dwelling is (beige) brick facing, with white UPVC openings and brown roof tiles. The proposed front porch extension would be clad in slate with the materials schedule referencing multi colour slate cladding and would contrast to the retained brick elevations of the dwelling. Although, the slate cladding would contrast the

existing brick elevation of the dwelling, the Householder Development SPD stipulates that *where architectural quality can be demonstrated, extensions may be acceptable where they are designed to offer a sensitive contrast to the original building through their siting, form, massing, fenestration, materials and details. In such cases, simple and elegant design will be preferred, where the new development is clearly identifiable from, but an integral part of, the original building.* The use of slate would be considered an acceptable contrast to the existing brick facing elevation and would not be considered a significantly incongruous or unconventional material to be used on the external walls of a domestic property. Furthermore, given the range of house types and materials nearby properties are constructed with, the use of slate would not detrimentally alter the wider character of area.

The materials schedule outline that comprehensively, the existing dwelling and the proposed development would be served by grey roof tiles and cream timber effect UPVC; these materials would be cohesive and subsequently supported.

HIGHWAYS

The proposed development would project forward into the front hardstanding and would remove a small section of this, however, the hardstanding within to the front of the dwelling is expensive and can more than accommodate several vehicles as existing. The proposed development would not significantly reduce parking capacity within the plot, and no highway safety concerns are raised.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following condition(s):-

- 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 be constructed entirely of the approved materials details which are outlined within the materials schedule as shown on plan No. 2082 PL 00 01A 'Proposed Floor Plans and Elevations', received on 11.11.2025.

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
09/10/2025	2082 PL 00 03	-	LOCATION PLAN
11/11/2025	2082 PL 00 01	A	PROPOSED FLOOR PLANS AND ELEVATIONS
11/11/2025	2082 PL 00 02	A	EXISTING AND PROPOSED SITE PLANS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 11/11/2025

Informatives

Not applicable.

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