
APPLICATION NO: 26/00064/FUL **CASE OFFICER:** Louise Robinson

WARD: Prescott South **PARISH:** Whiston Town Council

LOCATION: 7 Duncote Close, Prescott, Knowsley, L35 7LY

PROPOSAL: S73 APPLICATION FOR THE VARIATION OF CONDITION 2 (THE DEVELOPMENT HEREBY PERMITTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND DOCUMENTS LISTED IN SCHEDULE 1) ATTACHED TO PLANNING PERMISSION 24/00682/FUL (ERECTION OF A PART SINGLE STOREY PART TWO STOREY REAR EXTENSION TOGETHER WITH ERECTION OF FRONT PORCH AND CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM) TO REMOVE THE PROPOSED FIRST FLOOR REAR EXTENSION, AMEND WINDOWS AND REMOVAL OF A PROPOSED DOOR ON THE EAST AND WEST ELEVATIONS, AMEND FRONT ELEVATION WINDOWS, INCORPORATION OF RAISED FRONT GABLES WITH NEW TWO-STOREY FRONT EXTENSION TO GABLE AND THE ERECTION OF 2NO. REAR DORMERS.

Site Description

The application site comprises a two-and-a-half storey detached dwelling located on a private, shared driveway of the cul-de-sac of Duncote Close, Prescott. The dwelling is characterised by brick to all elevations, has a pitched tiled roof, and also has gable roofs to the front elevation. The property currently benefits from a conservatory at the rear. There is off-street parking available to the front for three vehicles.

The neighbouring property to the east 6 Duncote Close benefits from a detached garage to the front and a conservatory to the rear. The neighbouring property to the west, 8 Duncote Close, does not benefit from any extensions. The surrounding area is characterised by similarly designed detached dwellings to the north, east and west. To the south of the site is Two Butt Lane. To the wider east of the site are playing fields.

Proposal

The application is for a variation of condition to a recently approved planning application (24/00682/FUL - ERECTION OF A PART SINGLE STOREY PART TWO STOREY REAR EXTENSION TOGETHER WITH ERECTION OF FRONT PORCH AND CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM).

This variation of condition application seeks permission for the removal of the proposed first-floor rear extension, the amendment of the windows and removal of a proposed door within the east and west side elevations, the amendment of the front elevation windows, the incorporation of raised front gables and the erection of 2no. rear dormers.

Condition 2 attached to 24/00682/FUL, relevant to this application, is as follows:

Condition 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.

Consultations

None required.

Representations

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

The representation raised the following:

- What special measures would be taken when building the front aspect of the development, to protect neighbouring gas, electric, water and sewerage supplies?
- Please stipulate that the laying down of materials must not impact access to properties on the shared access.

Planning History

24/00682/FUL ERECTION OF A PART SINGLE STOREY PART TWO STOREY REAR EXTENSION TOGETHER WITH ERECTION OF FRONT PORCH AND CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM

Granted (07 March 2025)

93/00253/APP LAND AT PORTICO LANE KNOWSLEY WHISTON MERSEYSIDE - APPROVAL OF RESERVED MATTERS IN RESPECT OF 160 NO TWO-STOREY DWELLINGS AND GARAGES TOGETHER WITH ASSOCIATED ROADS, FENCING, OPEN SPACE AND LANDSCAPING

Granted (21 December 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 CS19 Design Quality and Accessibility in New Development

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

Policy H5 Primarily Residential Area
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Amended New Residential 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 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

RESIDENTIAL AMENITY AND DESIGN

Removal of the proposed first-floor rear extension

The proposed first-floor rear extension would be removed and replaced with a new single storey rear extension. The single storey extension would have a mono-pitched roof with three rooflights installed, with an eaves height of 2.6m and a ridge height of 3.5m. [The projection of the new single storey extension would have a projection of 3.2m, which would remain the same projection as the previously approved first-floor rear extension \(3.2m\).](#) All elements of the previously approved flat roof orangery would remain the same.

The new single storey extension would have a width of 8.2m (as per the width of the previously proposed first-floor rear extension) and would have a total projection which would remain as 5.7m (when combined with the flat roof part of the extension).

The Householder Development SPD advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling

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will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling. As the extension exceeds this guidance by 1.7m, there is a requirement to apply the 45-degree principle.

The proposed mono-pitched single storey rear extension would not breach the 45-degree principle when measured from the nearest habitable windows of 6 and 8 Duncote Close, and the replacement extension is considered to be acceptable in this instance.

The extension would be finished in brick and would have a mono-pitched tiled roof. As the materials and roof-profile would match the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

As such, the proposed replacement single storey rear extension is considered to be acceptable in terms of any impacts on the residential and visual amenity.

Amendment of windows and removal of the proposed door within side elevations

Within the west-facing side elevation, there would be one obscurely glazed first-floor window. The previously approved plans illustrated three gable windows – two at first floor and one at second floor level. This window is original to the existing property and raises no overlooking concerns. The removal of the proposed first-floor window towards the rear of the side elevation and second-floor window raises no concerns.

Within the east-facing side elevation, there would be two first-floor windows situated in the middle of the side elevation and one door at ground floor. The previously approved plan illustrated two windows at first floor and two doors at ground floor. As these windows would both serve en-suites, a condition will be included to ensure that these windows have obscure glazing installed, to protect privacy. The removal of the side access door towards the rear of the side elevation raises no concerns.

Amendment of front elevation windows

The existing first-floor window within the middle of the front elevation would be increased in size to accommodate an additional two small panes of glass. This larger window raises no overlooking concerns, as it would not create any additional views not already available from the front elevation. Additionally, as these two panes would serve a new stairway access to the second floor, a condition will be included to ensure that this window has obscure glazing installed, to protect privacy.

The existing bay window would be removed and replaced with a window which would mimic the window that would be installed as part of the previously approved garage conversion. As the window would match in terms of its design and scale and would not provide any additional views not already available from the existing window, the new fenestration is considered to be acceptable in this instance.

Two storey front extension and incorporation of raised front gables

The new raised front gables would raise the ridge height of the existing gables from 7.0m to 7.9m and would have a new eaves height of 5.9m. The ridge of the original dwelling would remain unchanged. The width of the gables would remain the same as existing and would visually mimic the design of the existing front gables. Each gable would have one rooflight installed and the gable to the left-hand side of the property would be increased in projection by 0.9m, to sit in-line with the front gable to the right-hand side of the property. [The proposed front extension would project 0.9m beyond](#)

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[the front elevation of No.6.](#)

Considering any impact on No.6 and No.8, the increased projection would not breach the 45-degree principle when measured from the nearest habitable windows of No.'s 6 and 8. Whilst the ridge heights would be increased by 0.9m, it is considered that this increase would not have a substantial impact on the amenities of No's 6 and 8 and is considered to be acceptable in this instance.

Erection of 2no. rear dormer extensions

The Householder Development SPD outlines that roof alterations and dormer extensions can prove a convenient method of increasing living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD also outlines that a dormer extension must not project above the ridgeline of the dwelling, be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side, to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The rear dormers would have widths of 2.1m, depths of 3.2m and heights of 2.5m. The extensions would be set back from the main rear elevation by 0.2m (when measured along the horizontal line), would be set down from the existing roof ridge by 0.3m, and would both be set in from the respective roof edges by 1.3m.

The proposed set back from the rear elevation would not meet the SPD's guidance of 1m, however, given that there is a highway of Two Butt Lane to the rear of the site and the nearest dwelling to the rear of the property is located somewhat 24.5m away, which also see's a change in orientation occur, it is considered that this shortfall would not impact the amenity of any neighbouring dwellings. Additionally, as the extensions would be set in from the roof edges by 1.3m, this more than exceeds the SPD's 'set-in' guidance and further mitigates any impacts on amenity.

Whilst a rear elevation window would be installed within each dormer which would create a greater vantage point to views, given the orientation of the windows within the rear elevation, the windows do not raise any overlooking concerns.

The dormer extensions would be visible from the wider street scene of Two Butt Lane. The extensions would have pitched roofs and would be finished in tiles to match the existing roof. As the materials would match that of the wider dwellinghouse's existing roof, the dormer extension is considered to be acceptable in visual terms.

As such, the proposed rear dormer extensions are considered to be acceptable in terms of any impacts on the residential and visual amenity.

OTHER MATTERS – REPRESENTATION

One representation was received as a result of the publicity given to this application.

The representation raised the following:

- What special measures would be taken when building the front aspect of the

development, to protect neighbouring gas, electric, water and sewerage supplies?

- Please stipulate that the laying down of materials must not impact access to properties on the shared access.

Both of the points raised are considered to be a civil matter for the application site and neighbouring properties to resolve.

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 materials to be used on the external surfaces of the extensions and alterations 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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed first-floor windows within the east-facing side elevation and first-floor window within the front elevation as indicated on Drawing No. DUN/02/26/06 has been glazed with obscure glass to level 4/5. The obscurely glazed window shall be retained thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 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
17.02.2026	DUN/02/26/02	-	SITE AND LOCATION PLAN
17.02.2026	DUN/06/26/06	-	PROPOSED ELEVATIONS
17.02.2026	DUN/02/26/07	-	PROPOSED GROUND FLOOR PLAN
17.02.2026	DUN/02/26/08	-	PROPOSED FIRST FLOOR PLAN
17.02.2026	DUN/12/24/09	-	PROPOSED ROOFSpace FLOOR PLAN

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 26/06/2026

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