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| <b><u>APPLICATION NO:</u></b> | 25/00618/FUL                                                                                                                                                                                                                      | <b><u>CASE OFFICER:</u></b> | Louise Robinson      |
| <b><u>WARD:</u></b>           | Prescot South                                                                                                                                                                                                                     | <b><u>PARISH:</u></b>       | Whiston Town Council |
| <b><u>LOCATION:</u></b>       | 27 Vining Road, Prescot, Knowsley, L35 7LG                                                                                                                                                                                        |                             |                      |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY REAR EXTENSION, A DORMER EXTENSION TO THE REAR TOGETHER WITH HIP-TO-GABLE ALTERATION, CONVERSION OF EXISTING GARAGE TO HABITABLE ROOM WITH NEW PARAPET ROOF AND DEMOLITION OF EXISTING CHIMNEY STACK. |                             |                      |

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#### **Site Description**

The property is a single storey 2-bedroom detached bungalow located on Vining Road, Prescot. The dwelling is characterised by brown facing brick with light grey mortar to all elevations, a predominantly hipped tiled roof and brown UPVC windows. The property currently benefits from a small single storey flat roof extension to the rear and a single storey flat roof garage to the side.

The dwelling also has a moderately sized 'in-and out' driveway to the front.

The immediate surrounding area is characterised predominantly by two-storey semi-detached / terraced dwellings, whilst the application site sits in the middle of a set of bungalows.

#### **Proposal**

Planning permission is sought for the erection of a single storey rear extension, a dormer extension to the rear together with hip-to-gable alteration, conversion of the existing garage to a habitable room with new parapet roof and demolition of existing chimney stack.

##### **Single storey rear extension**

The rear extension would have a projection of 3.1m beyond the existing rear elevation, and a width of 7.3m.

The extension would have a flat roof with a roof lantern installed, which would connect to the existing garage & new parapet roof. The roof would have a height of 3.1m (3.4m when including the roof lantern).

The extension would have anthracite-coloured aluminium bi-fold doors within the rear elevation.

The extension would allow for a larger open plan kitchen / dining area.

#### Rear dormer extension and hip-to-gable extension

The dormer extension would have a length of 7.9m, a height of 2.2m and a depth of 2.5m. The dormer extension would provide an additional 21.7m<sup>3</sup> of roof-space.

The dormer extension would be finished in red clay tiled to match the existing roof, have a flat roof and would have 3 UPVC windows installed within the rear elevation.

The proposed hip-to-gable extension would have a length of 6.1m, a width of 3.2m and a height of 2.9m. It would provide a total volume of 9.4m<sup>3</sup>.

The new gable roof would be finished in red clay tiles to match the existing roof, and the new gable end would be finished in brown facing brick with light grey mortar to match the existing dwellinghouse.

The dormer extension has been amended as of 09 January 2026 to now be set back from the rear elevation by 0.5m (along the horizontal line) and be set in from the proposed gable roof edge by 0.5m. (to the side of 25 Vining Road).

The proposed dormer extension and hip-to-gable loft conversion would see the introduction of an additional 2 bedrooms, shower room and storage.

#### Garage conversion and new parapet roof

The footprint of the garage would not be extended. The existing garage door would be replaced with 1 white UPVC window with brown facing brick with light grey mortar to match the existing dwelling.

The garage conversion would be served by a new parapet flat roof with 1 rooflight installed. The new roof would have a height of 3.1m (previously 2.4m).

The conversion would allow for a new utility room and study.

#### Other alterations

The existing chimney is to be removed to allow for the dormer extension and hip-to-gable alteration and the existing porch door would be re-located to a more 'central' position.

#### Consultations

None required.

#### Representations

This application has been publicised by letters sent to 15 neighbours. 2 objections were received as a result of the publicity given to the application.

Objection 1 Submitted concerns regarding loss of light which may affect their properties re-sale value in the future.

Objection 2 Submitted concerns stating that the extension would overlook their property and would impact their sense of privacy. They also stated that there is also an ongoing issue with overgrown vegetation.

The objections received have been noted and addressed within the assessment of this report.

### **Planning History**

No relevant 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.

### **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        Development Within Primarily Residential Areas  
Policy H8        Extensions and Alterations to Residential Properties

### **SUPPLEMENTARY PLANNING DOCUMENTS**

Householder Development SPD  
Ensuring a Choice of Travel SPD  
Amended New Residential Development SPD

### **Article 35 Statement**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to

grant planning permission for an acceptable proposal, 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, or for the erection or enlargement of domestic garages and outbuildings, 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 a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the proposed extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

### **Residential Amenity and Design**

#### **Single storey rear extension**

The Householder Development SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours 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 4m from the rear elevation of the dwelling.

The single storey rear extension would have a projection of 3.1m beyond the existing rear elevation and a width of 7.3m. As such, the extension would comply with the Householder Development SPD in terms of its projection.

The rear extension would have a flat roof with a roof lantern installed. As the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

Considering the impact on the neighbouring property to the left 25 Vining Road, the extension would project beyond the rear elevation of No.25 by 4m, due to the application site being slightly set back. As such, the extension would not have a

negative impact on the amenity of No.25 and would be acceptable.

Considering the impact on the neighbouring property to the right 29 Vining Road, the extension would project beyond the rear elevation of No.29 by 3.1m. As such, the extension would not have a negative impact on the amenity of No.29 and would be acceptable.

The proposed rear extension would not be visible from the wider street scene of Vining Road, as it would be situated behind the existing dwellinghouse. The extension would be finished in a brown facing brick with light grey mortar to match the wider dwellinghouse. As the materials would match that of the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

The additional bi-fold doors raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation of the fenestration within the rear elevation of the extension.

The doors to be installed would be anthracite-coloured 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 single storey rear 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 H8 of the Core Strategy and guidance provided by the Householder Development SPD.

#### Rear dormer extension

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 dormer extension has been amended (as of 09 January 2026) to increase the set back from the existing rear elevation from 0.3m to 0.5m, and the set in from the proposed gable roof edge from 0.1m to 0.5m. The revised dormer extension would have a length of 8.2m, a height of 2.4m and a width of 2.9m. The extension would be set back from the main rear elevation by 0.5m (when measured along the horizontal line) and would be set in from the proposed gable roof edge by 0.5m (to the side of 25 Vining Road). The proposed set back from the rear elevation would not meet the SPD's guidance of 1m, however there would be an interface distance of 26.6m to the primary rear elevation of 18a Ford Road and 31.4m to the primary rear elevation of 18 Ford Road. Additionally, it is noted that the properties to the rear of the application site are all of a two-storey nature, whilst the application site is a single storey bungalow. Whilst the dormer extension would create an 'additional' storey to the application site, given the interface distances exceed the required 22m within the New Residential Development SPD, it is considered that the shortfall of a further 0.5m set back from the rear elevation can be mitigated, and the extension would not negatively impact the

**Commented [JS1]:** What is the amendment? I know you got it set in from the side, but you have not stated it here

dwellinghouses to the rear.

Considering the impact on the neighbouring dwellings 25 and 29 Vining Road, whilst 3 windows are to be installed within the rear elevation of the dormer which would create a greater vantage point for views, given the orientation of the windows within the rear elevation, the windows do not raise any overlooking concerns.

The windows to be installed would also be acceptable in relation to 18a and 18 Ford Road, as the interface distances available would be 26.6m and 31.4m. Therefore, the windows do not raise any overlooking concerns.

The windows would be white UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the rear dormer loft conversion 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 H8 and guidance provided by the Householder Development SPD and New Residential Development SPD.

#### Hip-to-gable extension

The hip-to-gable extension would be Permitted Development under Schedule 2, Part 1, Class B of the GDPO 2015 (as amended), as it would not exceed the height of the highest part of the existing roof, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The hip-to-gable extension would provide an additional roof-space of 9.4m<sup>3</sup>. When combined with the total roof space that the dormer extension would provide (21.7m<sup>3</sup>), there would be an additional 31.1m<sup>3</sup> of roof space created. As such, the hip-to-gable alterations would not exceed the cubic content of the original roof space by more than 50m<sup>3</sup>.

#### Garage conversion and new parapet roof

The footprint of the garage would not be extended in any direction.

The garage conversion would be visible from the wider street scene of Vining Road. The conversion would be finished in a brown facing brick with light grey mortar to match the existing dwellinghouse. Additionally, the brickwork would be built up to a height that would mirror that of the existing windows to the front elevation to ensure congruency in the design of the dwelling. As the materials and design would match the existing dwelling, the proposal is considered to be acceptable in visual terms.

The additional 1 window within the front elevation does not raise any overlooking concerns as it would not provide any additional views not already available from the front of the dwelling.

The window to be installed would be white UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

The garage conversion would be served by a new parapet flat roof with 1 rooflight installed (total height of 3.1m) which would 'wrap-around' to connect to the proposed rear extension. Whilst the Householder Development SPD advises that flat roof extensions will not usually be permitted, given that the existing garage is served by a flat roof, the property is of a single storey nature and flat roof extensions can be found

within the wider locality, it is considered that the new parapet flat roof would not negatively impact the wider street scene of Vining Road and is considered to be acceptable.

Considering the impact on the neighbouring dwellings 25 and 29 Vining Road, the garaged conversion and new parapet roof would have no impact on the amenity of either neighbouring dwellings.

Therefore, the garage conversion and new parapet roof are 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 H8 and guidance provided by the Householder Development SPD.

#### Other alterations

The existing chimney stack is to be demolished to allow for the dormer extension and hip-to-gable alterations. The loss of the chimney would not negatively impact the visual amenity of the host property and the surrounding area.

The re-location of the existing porch door raises no concerns, as the materials would match the existing and would not create any additional views not already available from the front elevation.

#### **Highways**

The Householder Development SPD advises that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.

The SPD also advises that the parking provision of a 4-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m.

The existing driveway is a good sized, curved 'in and out' driveway to the front of the dwellinghouse. The driveway to the side of 25 Vining Road has a length of 5.7m in front of the existing bay window, allowing for 1 vehicle to be parked. The driveway to the side of 29 Vining Road has a length of 10m in front of the existing garage which would allow for 2 vehicles to be parked either 'one behind the other' or 1 to be parked vertically and 1 to be parked slightly on an angle towards the porch, due to the curved nature of the driveway.

Whilst the existing garage has internal dimensions of 5.9m (L) x 3m (W) which would count towards the parking provision on site, as there are a 3 off-street parking spaces available on the existing driveway, the loss of the garage would not have a negative impact on the highway safety, and the proposal complies with the guidance provided within the SPD.

#### **Other Matters – Neighbour Objection**

Two objections were received as a result of the publicity given to the application.

The points raised within the objection have been addressed within this report, however for clarity they will be further addressed within this section.

**Objection 1** Submitted concerns regarding loss of light which may affect their properties re-sale value in the future.

This objection has been received from a property which does not share a boundary with the application site and is located 30m – 39m away from the rear elevation of the host property. Given the single storey nature of the application site, the distance between each properties and the change in orientation, it is unlikely that the proposed extensions would impact the light available to the objecting property.

In regard to the re-sale value (of the objecting property) being impacted, the LPA cannot comment as this is considered to not be a planning matter, and there is no guarantee that the extensions would impact / not impact any property values.

**Objection 2** Submitted concerns stating that the extension would overlook their property and would impact their sense of privacy. They also stated that there is also an ongoing issue with overgrown vegetation.

This objection has been received from the property to the rear of the application site. As outlined within the 'residential amenity and design' sub-section of this report, there would be an interface distance of 26.6m to the primary rear elevation of the objecting property. This interface distance more than complies with the stated 22m within the New Residential Design SPD. Additionally, the proposed dormer extension has been amended as of 09 January 2026 to set the dormer back from the existing rear elevation by 0.5m to further mitigate any overlooking. Therefore, the dormer extension would not have a negative impact on the privacy of the properties to the rear of the application site.

### **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 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 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             |
|---------------|---------|---------|------------------------------------|
| 09.01.2026    | 702-001 | REV P2  | LOCATION PLAN & EXISTING PLAN      |
| 09.01.2026    | 702-004 | REV P2  | PROPOSED GROUND FLOOR PLAN         |
| 09.01.2026    | 702-005 | REV P2  | PROPOSED FIRST FLOOR PLAN          |
| 09.01.2026    | 702-006 | REV P2  | PROPOSED ELEVATIONS (FRONT + SIDE) |
| 09.01.2026    | 702-007 | REV P2  | PROPOSED ELEVATIONS (SIDE + REAR)  |
| 09.01.2026    | 702-008 | REV P2  | PROPOSED SECTIONS                  |
| 09.01.2026    | 702-009 | REV P2  | EXISTING AND PROPOSED SITE PLANS   |
| 09.01.2026    | 702-010 | REV P2  | FRONT 3D VIEWS                     |
| 09.01.2026    | 702-011 | REV P2  | REAR 3D VIEWS                      |
| 09.01.2026    | 702-012 | REV P2  | PROPOSED GROUND FLOOR 3D PLAN      |
| 09.01.2026    | 702-013 | REV P2  | PROPOSED FIRST FLOOR 3D PLAN       |
| 09.01.2026    | 702-014 | REV P2  | SPECIFICATION NOTES                |

**Signed Case Officer<sup>1</sup>:** Louise Robinson

**Signed Authorising Officer<sup>2</sup>:** Jo Sheridan

**Date:** 15/01/2026

<sup>1</sup> 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

<sup>2</sup> 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

### **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