
<u>APPLICATION NO:</u>	25/00673/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	7 Pottery Close, Whiston, Knowsley, L35 3RN		
<u>PROPOSAL:</u>	ERECTION OF A TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION; FOLLOWING THE DEMOLITION OF THE EXISTING GARAGE AND PART-DEMOLITION OF THE EXISTING REAR EXTENSION. INSTALLATION OF NEW WINDOW TO FRONT ELEVATION AT FIRST-FLOOR LEVEL. INSTALLATION OF 4NO. ROOFLIGHTS (2NO. TO FRONT ROOF-PLANE AND 2NO. TO REAR ROOF-PLANE).		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on Pottery Close, Whiston. The dwelling is characterised by render to the front elevation, brick to the side and rear elevations, a hipped tiled roof, and white UPVC windows. The property currently benefits from a single storey rear extension, a conservatory to the rear/side and a single storey flat roof garage.

The property also has off-street parking available to the front for 2 vehicles.

The attached neighbouring dwelling 8 Pottery Close benefits from a two-storey side extension and a single storey rear/side extension. The detached neighbouring dwelling 6 Pottery Close benefits from two-storey side extension and single storey rear extension.

Proposal

Planning permission is sought to erect a two-storey side extension, a single storey rear extension and a single storey front extension, following the demolition of the existing garage and part-demolition of the existing rear extension. The proposal also includes the installation of a new window to the front elevation at first-floor level and the installation of 4 rooflights (2 to the front roof-plane and 2 to the rear roof-plane).

Two-storey side extension

The two-storey side extension would have a width of 2.9m and a length of 6.1m. The extension would have a hipped tiled roof with an eaves height of 5.2m and a ridge height of 7.7m.

The extension would be finished in brick to match the existing dwelling and have 2 UPVC windows installed at first-floor level (1 within the front elevation and 1 within the rear elevation).

Single storey rear extension

The single storey rear extension would have a width of 7.5m and projections of 4.5m (to the side of No.8) and 5.5m (to the side of No.6). The projections of the extension differ as the extension would project 4m, turn 45-degrees, then project a further 1.5m; to the side of No.6. The extension would have a hipped tiled roof with 3 rooflights installed, with an eaves height of 2.6m and a ridge height of 3.7m.

The extension would be finished in brick to match the existing dwelling and have UPVC sliding doors installed within the rear elevation.

Single storey front extension

The single storey front extension would have projections of 1.5m (to the side of No.8) and 2.1m (to the side of No.6); projecting onto the existing side elevation by 0.6m. The extension would also have a width of 4.8m; projecting beyond the existing side elevation by 2.9m. The extension would have a hipped tiled roof with an eaves height of 2.5m and a ridge height of 3.4m.

The extension would be finished in brick to match the existing dwelling and have 1 UPVC door and garage door installed within the front elevation.

Other alterations

A new UPVC window would be installed within the front elevation at first-floor level which would serve a new en-suite.

4 rooflights would also be installed to the roof of the main dwellinghouse. 2 would be installed to the front roof-plane and 2 would be installed to the rear roof-plane.

Both of these alterations would not need planning permission and could be completed under Permitted Development, provided they meet the requirements of Part 1, Class A and Class C of the GDPO 2015 (as amended).

Consultations

Environmental Health – No objections

Provided comments stating that the application site is situated close to a landfill situated in Stadt Moers Park. Also provided advice to include a condition to control any dust during excavation works and an informative regarding a watching brief.

Representations

This application has been publicised by letters sent to 17 neighbours. No representations were received as a result of the publicity given to the application

Planning History

22/00555/FUL	ERECTION OF SINGLE STOREY FRONT AND SIDE INCLUDING FRONT PORCH TOGETHER WITH ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSION
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Granted (09 December 2022)

The applicant has re-applied for planning permission, due to the three-year time limit expiring in December 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.

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 Areas
Policy H8 Extensions and Alterations to Residential Properties

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, 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 being allocated as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the domestic extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Two-storey side extension

The Householder Development SPD outlines that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid causing a terracing effect, either by themselves or in conjunction with similar extensions.

The SPD also outlines that either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first-floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The proposed two-storey side extension would have a width of 2.9m and a length of 8.2m. The proposed extension would be set away from the shared boundary with No.8 and sit hard on the shared boundary with No.6.

The extension would not be set back from the existing front elevation of the original dwelling. Due to a staggered arrangement of the application site and No.6, the existing application site is set back 4.5m from the neighbouring dwelling, therefore, the proposed side extension would not create an actual or potential terracing effect and as such the requirement of a first-floor set back can be mitigated, as the SPD advises that the 1m requirement may be relaxed if there is a stagger / irregular arrangement of the dwellings in the street. Therefore, the staggered layout is considered to be acceptable.

Considering the impact on the detached neighbouring dwelling 6 Pottery Close, proposed two-storey extension would project 3m beyond the rear elevation of No.6's two-storey side extension. The Householder Development SPD advises that two-storey 'rear' extensions of up to 3m will normally be acceptable. Whilst the proposed extension is a side extension, given the proposed projection beyond No.6 due to the severe stagger of the properties, the extension has been designed to keep to the 3m requirement of that of a two-storey rear extension, as outlined within the Householder Development SPD, and is considered to be acceptable in terms of its projection. Therefore, the two-storey side extension would not have a negative impact on the amenity of the neighbouring dwellinghouse.

Considering the impact on the attached neighbouring dwelling 8 Pottery Close, the extension would be located away from No.8 and therefore would have no impact on the amenity of the attached neighbouring dwelling.

The proposed two-storey side extension would be visible from the wider street scene of Pottery Close. The extension would be finished in brickwork to match the existing dwellinghouse and have a hipped tiled roof. The proposed white PVC windows would also match the existing windows. Therefore, as the materials and roof design would match that of existing dwellinghouse, the extension would not have a negative impact on the amenity of the street-scene and is considered to be acceptable in visual terms.

The additional 2 windows at first-floor level (2 within the front elevation and 1 within the rear elevation) do not raise any overlooking concerns as they would not provide any additional views not already available from the front/rear of the dwelling. Furthermore, as the first-floor rear window would serve a new en-suite, a condition will be included to ensure that obscure glazing is installed, to protect privacy.

Therefore, the two-storey side extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

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 4.0m from the rear elevation of the dwelling.

The proposed single storey rear extension would project 4.5m (to the side of No.8) and 5.5m (to the side of No.6) beyond the existing rear elevation and would have a width of 7.5m. The rear extension would exceed the SPD's guidance by 0.5m on the boundary with No.6, causing the 45-degree principle to be applied.

The host property would extend beyond the rear wall of No, 6 by 8.4m in total, 3m of this projection would be two storey (discussed above) and 4.0 single storey, then at this point, the extension would turn 45 degrees and extend a further 1.5m. The proposed extension would lie on the boundary with No.6.

The neighbouring two-storey side extension of No.6 features double doors and 1 window (at first-floor level) within the rear elevation. Based on the previous officer report for 22/00555/FUL, the doors within the rear elevation of the neighbouring extension are considered to be non-habitable, as they serve a utility and storage area.

On the basis of this room ever being converted to a habitable room, whilst the proposed extension would have some impact on this room, it is considered that the extension would have no greater impact than the existing garage and conservatory to the side of the existing dwellinghouse.

In relation to the nearest habitable window within the rear elevation of No.6, the proposed extension would project 4m, turn 45-degrees, then project a further 1.5m, to ensure that the 45-degree principle would not be breached. Therefore, the single storey rear extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Considering the impact on the attached neighbouring dwelling 8 Pottery Close, the proposed extension would not project beyond the rear elevation of No.8, as the neighbouring dwelling has been extended to the rear. Therefore, the single storey rear extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The proposed single storey rear extension would not be visible from the wider street scene of Pottery Close, as the extension would be situated behind the existing dwellinghouse and the proposed two-storey side extension. The extension would be finished in brickwork to match the existing dwellinghouse and have a hipped tiled roof with 3 rooflights installed. Therefore, as the materials and roof design would match that of existing dwellinghouse, the extension would not have a negative impact on the amenity of the street-scene and is considered to be acceptable in visual terms.

The sliding 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 doors to be installed would be UPVC. Therefore, the materials would match that of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Single storey front extension

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The proposed front extension would have a projection of 1.5m (to the side of No.8), and 2.2m (to the side of No.6) although the proposed extension would not project beyond the existing front elevation of the detached neighbouring dwelling, due to the application site being significantly set back from No.6, due to a stagger between the properties. Additionally, the proposed front extension would be situated next to a blank gable elevation of No.6, therefore, the extension would not have a negative impact on the amenity of the neighbouring dwelling.

Considering the impact on 8 Pottery Close, the extension would project 1.5m beyond the front elevation of the attached neighbouring dwelling. The proposed extension would not breach the 45-degree rule, when measure from the nearest habitable window. Therefore, the extension would not have a negative impact on the amenity of the attached neighbouring dwelling.

The single storey front extension would be visible from the wider street scene of Pottery Close. The extension would be finished in brickwork to match the existing dwellinghouse and have a hipped tiled roof. Therefore, as the materials and roof design would match that of existing dwellinghouse, the extension would not have a negative impact on the amenity of the street-scene and is considered to be acceptable in visual terms.

Therefore, the single storey front extension is considered to be acceptable in terms of any impacts on the residential 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 additional 2 UPVC window to be installed within the front elevation of the dwellinghouse at first-floor level raises no overlooking concerns, as they would not create any additional views not already available from the front of the dwellinghouse. Additionally, as the submitted plans indicate that this window would serve an en-suite, a condition will be included to ensure that obscure glazing is installed, to protect privacy.

The 4 rooflights to be installed (2 within the front roof-plane and 2 within the rear roof-plane) of the main roof of the dwellinghouse raise no overlooking concerns, due to their slanted placement within the roof. Furthermore, the rooflights could be installed under permitted development under Schedule 2, Part 1, Class C of the GDPO 2015 (as amended), provided that the rooflights would not protrude more than 0.15m beyond the plane of the slope of the original roof and would not exceed the highest part of the roof.

Highways

The dwelling is remaining a three-bedroom property.

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a two-storey side extension and a single storey front extension. The Householder Development SPD advises that the parking provision of a 3-bedroom property should provide 2 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

At present, the application site benefits from a driveway to the front of the property for 2 vehicles. The existing driveway measures 9.9m x 7.3m and is able to provide 2 spaces that each comply with the SPD's dimensions of 5.0m x 3.0m.

As the front extension would project 1.5m, this would reduce the length of the driveway to 8.4m. Whilst this would reduce the length of the driveway slightly, the reduction would still allow for the driveway to accommodate 2 vehicles, whilst complying with the SPD's guidance.

Therefore, it is considered that the proposed extensions would not cause any harm to

the highway safety and are considered to be acceptable.

Environmental Health

The application site is close to a landfill situated in Stadt Moers Park, previously Halsnead Quarry. The properties were built when the pits were disused prior to the site becoming a landfill. It is presumed that the developer would not have included gas protection measures in the properties as legislation in relation to contaminated land was not introduced until 2000 (Part 2A of the Environmental Protection Act).

The consultation response outlines that the responsibility to properly address contaminated land issues lies with the owner / developer of the site irrespective of any involvement by this Authority. If gas protection measures are identified at the dwelling, then the equivalent measures will need to be installed within the extensions. The applicant / developer is requested to contact the Council's Environmental Protection Unit as soon as practicable should contamination be encountered on site. This will be relayed to the applicant by way of informative. This informative will also outline instruction pertaining to the discovery of contaminated material.

Environmental Health also suggested that a condition to control dust during excavation works be included, through the submission of a Construction Management Plan. However, given the scale of the proposed development, it would not be considered necessary to include this, as the proposal would not be deemed unacceptable without this condition.

Site Constraints (Coal Consultation Zone)

The proposed development is sited within an area of previous coal mining activity. The Local Planning Authority's records identify the site as a high-risk area. Therefore, an informative will be included on the decision notice, should the application be approved, for the attention of the applicant.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, highway safety and environmental health. 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
27.01.2026	002	-	PROPOSED PLANS
27.01.2026	003	-	SITE LAYOUT PLANS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 17/03/2026

Informatives

- 1) The property is close to a landfill situated in Stadt Moers Park, previously Halsnead Quarry. The properties were built when the pits were disused prior to the site becoming a landfill. It is presumed that the developer would not have included gas protection measures in the properties as legislation in relation to contaminated land was not introduced until 2000 (Part 2A of the Environmental Protection Act).

If during the extension works gas protection measures are identified, then the equivalent measures will need to be installed within the extension. The applicant / developer is required to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable.

The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental

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

Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

- 2) 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. 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](https://www.mining-remediation.gov.uk)

Informative Note valid from 1st January 2025 until 31st December 2026

Site Photographs



