

APPLICATION NO: 25/00603/FUL **CASE OFFICER:** Andrew Hunt

WARD: Whiston & Cronton **PARISH:** Whiston
Town Council

LOCATION: 14 Willis Lane, Whiston, Knowsley, L35 3RU

PROPOSAL: VARIATION OF CONDITION 2 (PLANS) AND 3 (MATERIALS)
ATTACHED TO PLANNING PERMISSION 24/00125/FUL (ERECTION
OF A TWO STOREY SIDE AND REAR EXTENSION) TO CHANGE
THE EXTERNAL MATERIALS TO GREY CLADDING

Site Description

The application site is an end terrace dwelling located within a residential area at Willis Lane, Whiston. The property has a patio area at the front which is used for parking and the dwelling sits approximately 1m higher than this area.

The dwelling is located in a primarily residential area and sits at an oblique angle to the neighbouring property to the west (16). There are other dwellings to the north on Windy Arbor Road, south and east on Willis Lane.

Proposal

The proposal is for a variation of conditions 2 (Plans), 3 (Materials) attached to planning permission 24/00125/FUL (Erection of a two storey side and rear extension) to change the external materials to grey cladding.

The main changes from the previous approval are:

- Previously condition 3 required matching materials and a white render was proposed to match the existing main building. This is to be replaced with slate grey cladding (Ral Colour RR2H8/SS0087).

Consultations

N/A

Representations

This application has been publicised by letters sent to 11 neighbours and by a site notice. Three objections have been received consisting of the following main points.

- The extension will restrict light into our house.
- We oppose any plans to turn the house into multiple flats. There are 2 entrance doors.
- The grey cladding is out of place and character.
- There is a manhole being built over.

- The trees are fenced off and not included in the garden.
- The guttering and cladding may affect my property.
- Unsure whether the cladding is fire safe.

Planning History

The proposal is for a variation of condition 3 (Materials) attached to planning permission 24/00125/FUL (Erection of a two storey side and rear extension) to change the external materials to grey cladding.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Supplementary Planning Documents (SPDs)

Householder 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

The main changes from the previous approval are:

- Previously condition 3 required matching materials and a white render was proposed to match the existing main building. This is to be replaced with slate grey cladding (Ral Colour RR2H8/SS0087).

All other matters remain the same. As all other issues have been addressed in the previous approved application, this report will focus solely on the change of material roof alterations and changes in dimensions.

Design

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal would introduce a different colour (slate grey) to the building, normally materials for extensions are specified to match the existing building (in this case white).

The extension is set back from the main front of the building which reduces any visual clash between the two different colours, it is also considered to be of high quality modern design and would give the building a distinctive two tone appearance. The street scene is also a mix of colours including white, pebbledash, red, beige, yellow, cream colours present. Therefore, the difference in colour will not appear out of place in the streetscene.

In terms of materials, there is a mixture of different materials nearby in the form of render, pebble dash and brickwork, the cladding will therefore not be out of place in what is a varied streetscene which does not have a uniform character.

Overall, the proposed changes would be acceptable in design terms and would comply with Core Strategy Policies CS2 and CS19.

Amenity

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials,

scale, mass, form, layout, alignment and density of the existing built environment.

The change to the cladding would not have any materially greater impact on neighbours.

Other Considerations

In terms of loss of light, the principle of the extension has already been established with the grant of the previous application. It is noted that there are two front doors on the proposal which may indicate a desire to convert the building to a HMO, however, this is no different to the original application which also had two doors. In terms of the potential for the flat to be converted into a HMO, this would not need planning permission if it were for 6 persons or less. An informative will be added to remind the applicant of the need for planning permission if more than 6 persons use the property as a HMO. In relation to the building over the manhole cover, this is not a material planning issue. The fire safety of cladding is also a building control not planning issue. In relation to access for any cladding and guttering, any access for works along the boundary with neighbours are covered by the party wall act and are not material planning considerations. An informative will be added to clarify that the grant of planning permission does not give the right to carry out works outside the boundary of the site. In relation to trees, the current proposal does not affect the existing trees on site.

Conclusion

The proposal would be acceptable in relation to design. The application complies with local planning policies and is recommended for approval.

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 the granted of the original permission (05/02/25).

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) Plans

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) Materials

The materials to be used on the external surfaces of the extension hereby permitted shall be those specified in the justification statement and no other materials shall be used. The cladding shall be dark grey colour only.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **08/01/2026**

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/12/2025	001	Rev P7	Existing and Proposed Plans, elevations and location plan
06/11/2025			Justification Statement

Informatives

- 1) The grant of planning permission does not confer any right to develop or access land outside the ownership of the applicant. In such cases, the agreement of the relevant owner would be required.
- 2) In the event of the property being converted to a House of Multiple Accommodation (HMO) and this being occupied by more than 6 persons, planning permission would be required.