

<u>APPLICATION NO:</u>	25/00190/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	20 Evans Street, Prescot, Knowsley, L34 6HU		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT PORCH EXTENSION.		

Site Description

Two-storey mid-terraced dwelling located on Evans Street. The dwelling is characterised by facing brickwork to all elevations, a tiled gable roof and white UPVC windows. The property currently benefits from an original two-storey outrigger to the rear and has no off-street parking available.

The surrounding area is characterised by brick and render terraced blocks.

Proposal

Planning permission is sought for the erection of a single storey front porch extension.

The extension would have a width of 1.50m and a projection of 1.20m beyond the existing front elevation of the dwellinghouse. The extension would also have a pitched tiled roof with an eaves height of 1.95m and a ridge height of 2.80m.

Within the front elevation, 1no. UPVC door and 1no. white UPVC window are to be installed.

Consultations

Not Applicable.

Representations

This application has been publicised by letters sent to 5 neighbours and a site notice displayed near to the site (as of 20 June 2025). No comments or objections were received during the consultation period.

Planning History

05/00845/FUL Internal alterations and demolition of single storey timber lean to building to rear of property. Erection of single storey rear extension and pitched roof to existing two-storey extension.

Granted (09.11.2005)

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
Policy CS7	Transport Networks

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

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 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.

The Householder Development SPD advises 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.

The SPD also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

The front porch extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

The Householder Development SPD outlines 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.

The proposed extension would have a width of 1.50m and a projection of 1.20m beyond the existing front elevation of the dwellinghouse.

The extension would be of a small scale and would not create a structure that would be overbearing. Similar sized front porches can be found within the wider area of Evans Street.

In regard to any impacts on the attached neighbouring dwellings No.22 and No.18, the extension would not exceed the 45-degree rule and would not impact on either dwelling habitable window(s) to the front of the properties. As such, it is considered that the proposed front porch extension would not create any additional impact on the residential amenity of either dwelling, and is considered to be acceptable.

The 1no. door and window within the front elevation raise no overlooking concerns due to their ground floor siting and would not create any additional views not already available from the front of the dwellinghouse.

Therefore, the single storey front porch extension is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Design

The extension would be finished in a red brickwork to match the existing dwelling, have a grey-tiled pitched roof and the window to be installed would be white UPVC and the door would be UPVC. As the materials and design proposed would match that of existing, the single storey front porch extension is considered to be acceptable in visual terms.

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

Highways

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erecting a front extension / porch.

The application site currently does not benefit from any off-street parking, as do none of the dwellinghouses within Evans Street. As the proposed front porch extension would be contained within the curtilage of the dwellinghouse and would not project onto the highway, it is considered that the proposed front porch extension would be in accordance with the Householder Development SPD and Policy H8 and would not have any negative impact on highway safety.

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
07.05.2025	JMC-REV A	-	EXISTING FRONT AND REAR ELEVATIONS AND EXISTING AND PROPOSED FLOOR PLANS
07.05.2025	JMC-REV B	-	PROPOSED FRONT ELEVATION
07.05.2025	JMC-REV C	-	EXISTING AND PROPOSED SIDE ELEVATIONS
14.05.2025	JMC-4-REV D	2	EXISTING SITE PLAN
14.05.2025	JMC-5-REV E	2	PROPOSED SITE PLAN
14.05.2025	-	-	LOCATION PLAN

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 16.07.2025

Informatives

- 1) 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:

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

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

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

Site Photographs

