

APPLICATION NO: 25/00237/FUL **CASE OFFICER:** Reece Black

WARD: Shevington **PARISH:**

LOCATION: 2 Kingfisher Close, Tower Hill, Kirkby

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR WRAPAROUND EXTENSION TO GROUND FLOOR TO FORM ANNEX TOGETHER WITH A FIRST FLOOR SIDE EXTENSION. ALTERATIONS TO EXISTING FRONT PORCH ROOF.

Site Description

The application site is located at 2 Kingfisher Close, Tower Hill and is situated within an area allocated as a Primarily Residential Area in the Local Plan Policies Map. The application property is a detached, two-storey dwellinghouse, within an irregularly rectangular shaped plot. The property is brick facing to its elevations with white UPVC openings and grey, interlocking roof tiles.

The application property benefits from a single storey side and front porch extension, with a detached outbuilding located adjacent the side curtilage of the boundary. The site is located on a corner plot. The front garden area comprises both hardstanding (which can accommodate 1 no. vehicle in the curtilage of the dwelling) and a grassed section and is bound by a low brick-built boundary wall. The property contains a large private amenity area to the rear and the side of the plot is by a 2m tall timber fence and posts. There is a vehicular access into the rear garden, which leads onto the highway of Saxon Way. The property is a standalone dwelling in its context, with other properties in the locality, but separated by the highways of Kingfisher Close / Saxon Way. The property fronts a small cul-de-sac and there are two residential dwellings opposite the site with a building row of semi-detached dwellings to the other side of Saxon Way. Open space is located to the south/south-east of the property.

The application site is identified as being erected on or nearby a former waste tipping site.

Proposal

The proposal seeks permission for the erection of a single storey side and rear 'wrap-around' extension to the ground floor together with a first-floor side extension and alterations to existing front porch roof.

The proposed ground floor 'wrap-around' extension would have a width of 4m, it would then project to a depth of 11.2m with a full width of 14.3m. The proposal would project 4m from the rear elevation of the existing dwelling. This would be served by a hipped roof, which would measure a height of 2.5m at the eaves and attain a height of 3.9m at the ridgeline.

The proposed first-floor side extension would have a width of 4.4m with a depth of 7.21m. This would be served by a dual-pitched roof, which would measure 4.9m at

the eaves and attain a height of 6.7m at the ridgeline.

The existing ground floor front porch projection would see the flat roof replaced with a new hipped roof, which would attain a maximum height of 3.5m.

The proposed development would involve the demolition of the detached outbuilding and also the partial demolition of a section of the front boundary wall to widen access to a new hardstanding within the front garden area.

The application has been supported by a Planning Statement which outlines the requirement for the proposed development. It states that the annex is specifically intended to provide accommodation for elderly relatives (the applicants), who would reside in the annex.

Consultations

Highway Authority: – No objections, following amended plans received in which enabled the Local Highway Authority to withdraw their original objection, subject to a condition for precise details for cycle storage to be submitted.

Environmental Health: – No objections received.

Representations

This application has been publicised by letters sent to 9 neighbours. It has also been advertised by way of site notice. No representations have been received.

Planning History

No relevant recorded 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

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

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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 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 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 for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD stipulates 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 Householder Development SPD states that *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

DESIGN AND RESIDENTIAL AMENITY

Side and rear 'wrap-around' extension

The Householder Development SPD outlines that *extensions should be constructed in materials and style to match the original dwelling and that extensions should normally have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be*

preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms. Moreover, the SPD advises that the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling.

The proposed ground floor extension comprehensively, would be served by a hipped roof. This would conflict with the dual-pitched design of the roof of the original dwelling and whilst this would be contrary to the guidance of the SPD outlined, it would be considered acceptable to allow the hipped roof as proposed. Practically, it would be challenging to erect a dual-pitched roof which would emulate the original dwelling; due to the 'wrap-around' nature of the proposal it is considered necessary for a hipped roof to be employed. Therefore, in accordance with the guidance of the SPD, lower-pitched roofs can be justified in design terms and for this reason, it would be considered that the proposed ground floor extension being served by a hipped roof would not result in unacceptable harm to the dwelling or the wider street scene. The proposed roof design as submitted is considered to be the most appropriate and would also mimic the alterations to the front roof and its hipped design.

The proposed ground floor side extension would be of an acceptable scale, given it would be less than half the width of the existing house. Whilst it is acknowledged that the overall proposed development to the ground floor is large in scale, it is the cumulative 'wrap-around' form and massing which presents the proposal as enlarged. Given that the main bulk of the proposal would be adequately screened by boundary treatment and that this section of the proposal is confined to ground floor, with ample usable garden space being retained for sitting out etc, it is considered that the proposal would be to an appropriate scale and massing and ensure the proposal would not give a cramped appearance.

The Householder Development SPD stipulates that *side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling.* The side elevation of the ground floor extension would contain 2 no. windows, one would serve a bedroom and the other a bathroom (which would be obscurely-glazed, as indicated on the plans). The proposed window for the bedroom would be acceptable as although it would serve a main habitable room, it would not overlook an adjoining dwelling and views from the highway (Saxon Way) would not be readily available given the 2m high timber boundary treatment to the side curtilage of the dwelling.

The Householder Development SPD states *a single storey rear extension 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 existing dwelling.* The proposed development would comply with this policy guidance and is therefore acceptable.

Corner plot

The Householder Development SPD outlines that *particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads.* The guidance furthers that *sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene. Single storey extensions on corner plots should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling.*

The proposed side extension would project into the side garden of the application site. This extension would also be a subordinate addition to the original dwelling as the width would be less than half the width of the existing dwelling. The front elevation of the proposed development would comply with this policy guidance; however, the rear elevation would come within 1.5m from the side boundary, however, this is due to the sloping boundary of the plot which has a gradual slant. It is considered that as the rear elevation is the closest the side extension would come to the side boundary and would represent a 25% shortfall of the policy guidance, although, as it gradually pulls away from the party boundary, it is considered that the conflict with policy would not be to a significant degree and consequently would be acceptable as a sufficient amount of distance would be retained; the impact of the proposal would not be significantly harmful by the design.

Moreover, the Householder Development SPD outlines that reduced distances may be accepted in certain contexts such as instances where *open corner plots are not a feature of the area and the site is well screened and so the extension would not have a significant effect on the street scene*. The proposed development would be screened by the existing 2m tall timber boundary treatment and therefore would be suitably screened to ensure that the proposal would not cause any adverse impact to the street scene.

First-floor side extension

The Householder Development SPD outlines that *two storey side extensions (and provision of first floors over existing single 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 creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future*. The SPD furthers 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. This can be relaxed, however, if because of a staggered or irregular arrangement of the dwellings in the street or corner location, the extension would not create an actual or potential terracing effect*.

The application property is a standalone dwelling on a corner plot and therefore it is not considered that the extension would result in the actual or potential creation of the terracing effect and subsequently, in line with the SPD's guidance, the first-floor side extension would be acceptable without any set-ins from the boundary or set-backs of the front elevation.

The proposed first-floor side extension would be served by a dual-pitched roof, which although the pitch would be moderately less steep than the original roof, this would not be to a sharp contrast which would detract from the design of the original dwelling. Furthermore, the roof of the proposed first-floor side extension would display a lower ridgeline in contrast to the original dwellings' roof, which would accord with the guidance of the Householder Development SPD.

Front porch roof alterations:

The Householder Development SPD stipulates that *style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area* and furthers 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 alterations to the existing front porch would involve the existing flat roof being replaced by a hipped roof design. This would not result in any enlargement of the existing footprint of the front projections/extensions.

Although hipped roofs are not ubiquitous in the street scene, with the majority of extensions being served by mono/dual-pitched roofs, it would be considered that it would positively integrate to the property cohesively with the hipped roof of the proposed 'wrap-around' extension. Moreover, it would be considered an improvement to the existing flat roof, which is in a readily visible location and the replacement by a hipped roof would be considered to enhance the appearance of the dwelling and the wider street scene.

Materials:

The application property is brick facing to the elevations, with white UPVC openings and grey, interlocking roof tiles. The submitted plans contain annotations to note that any external facing materials used on the proposed development would match the existing dwelling; this would be further secured by the standard planning condition. This would ensure that the proposal positively integrates with the rest of the dwelling and wider street scene.

HIGHWAYS

The application property currently has one parking space within the curtilage of the dwelling with hardstanding and a dropped kerb. The proposed development would result in the property having a total of 6 no. bedrooms. The Householder Development SPD outlines that 4+ bedroom properties require 3 no. parking spaces within the curtilage of the dwelling.

Following amended plans, the proposed development has made provision to incorporate a minimum of 3 no. parking spaces (in-plot). These are maximum standards, however, given that the proposed development would create a total number of 6 bedrooms, it was considered necessary to prevent the proposal causing a detrimental highway safety impact or generate unacceptable levels of on-street parking.

The proposal would involve the partial demolition of the existing front brick boundary wall and the extension of the dropped kerb. The front grassed area would be replaced by hardstanding. The applicant has provided sufficient information pertaining to preventing surface run-off water from pouring onto the highway.

The Local Highway Authority were consulted on the application and initially had objected to the application, pending amendments and further information. Upon the amended plans being submitted and reviewed, Highways are satisfied with the information provided to withdraw their objection (subject to a suggested condition and informative to be attached to any subsequent Decision Notice should the application be approved). Highways are satisfied that a total of 3 no. off-street parking spaces (the existing parking space, plus 2 no. newly created parking spaces) would be satisfactory and comply with the maximum number of parking spaces requested for properties with 4+ bedrooms.

No further issues are identified by Highways, subject to a condition being included for further details pertaining to the provision of secure, covered cycle storage for a minimum of two bicycles and an informative to notify the applicant that they will need the permission from the Highway Authority to alter the public highway (dropped

kerbs).

On this basis, the Local Planning Authority are satisfied that the parking provisions proposed are suitable and would ensure that no unacceptable highway safety impacts or severe increase of on-street parking would occur.

Annex:

As outlined, the proposed development would provide an annex arrangement to the ground floor of the dwelling. The annex would contain 2 no. bedrooms, a bathroom and a kitchen / living habitable room. An internal door would allow access from the annex to the rest of the dwelling. Given that the annex would have all the necessary self-contained living amenities together with dedicated entrances to both the original dwelling and the proposed annex, it would be considered necessary to include a condition to ensure that the dwelling and proposed annex remain as a singular planning unit and not sub-divided into two separate living premises / units.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal is in accordance with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF, and is therefore recommended for approval subject to conditions.

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 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.

- 4) The associated self-contained annex hereby permitted shall only be used for the purpose of providing residential accommodation for the applicants (named Mr Terrance Dunn and Mrs Pauline Dunn) for so long as they shall reside permanently at the application property, after which the whole of the annex shall only be used in conjunction with the remainder of the application property (as outlined on the submitted Location Plan, dwg.No. 001, REV P02, date received 27/07/2025) as a single dwellinghouse and shall not be used or occupied as a separate living premises.

Reason: To ensure that the annex would not be sub-divided and used as a separate planning unit as the proposed annex lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and New Residential Development SPD (2018).

- 5) No part of the development hereby permitted shall be used or occupied until the parking arrangements as shown on the submitted and approved plan 'Site Plan', dwg.No 104, REV P01, date received, 27/07/2025, has been fully implemented. Notwithstanding the details on the plan, the additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The existing driveway and proposed hardstanding shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

- 6) The proposed development shall not be used until precise scheme detail of the proposed cycle storage for two bicycles has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/07/2025	001	REV P02	EXISTING PLANS AND SITE & BLOCK PLANS. LOCATION PLAN.
27/07/2025	101	REV P02	PROPOSED PLANS
27/07/2025	102	REV P03	PROPOSED ELEVATIONS
27/07/2025	103	REV P03	PROPOSED ISOMETRIC VIEWS
27/07/2025	104	REV P01	SITE PLAN
07/04/2025	25.009-PS-001	-	PLANNING STATEMENT

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Alan Kilroe**

Date: **21 August 2025**

Informatives

- 1 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highways Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

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