

<u>APPLICATION NO:</u>	26/00214/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	39 Meadow Drive, Huyton, Knowsley, L36 0SG		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.00 METRES MAXIMUM HEIGHT: 4.00 METRES HEIGHT OF EAVES: 2.74 METRES		

Site Description

The application site comprises a two-storey mid-terraced dwelling located on Meadow Drive, Huyton. The dwelling is characterised by brick to the front elevation, half brick / half-timber cladding to the rear elevation and also has a gable tiled roof with two rooflights installed within the rear roof-plane. The property currently has no extensions. There is off-street parking available to the front.

Neither attached neighbouring dwellings benefit from any extensions. The surrounding area is a primarily residential area which is characterised by two-storey semi-detached and terraced dwellings.

Proposal

Application for Prior Approval: Larger Home Extension to erect a single storey rear extension.

The dimensions would be as followed:

- Projection of extension from rear wall: 4.0m.
- Maximum height of the extension: 4.0m.
- Height of the eaves of the extension: 2.47m.

The extension would have a brick finish and would have a mono-pitched tiled roof with two rooflights installed.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

No relevant planning history.

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No – therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No – therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –
 - (i) Forms the principal elevation of the original house.

No – therefore acceptable.

- (ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse.

Yes – the extension would project 4.0m beyond the rear wall of the original dwellinghouse, however, the proposal would comply with Paragraph A.1 (g) – therefore acceptable.

- (ii) Exceed 4 metres in height.

No – therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

No – therefore acceptable.

- (ii) Exceed 4 metres in height.

No – therefore acceptable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the extension would not have more than a single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

No – whilst the extension would be within 2m of the shared boundaries with 37 and 41 Meadow Drive, the eaves height would not exceed 3m.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
 - (i) Exceed 4 metres in height.
 - (ii) Have more than a single storey.
 - (iii) Have a width greater than half the width of the original dwellinghouse.

N/A – the extension would not extend beyond a wall forming a side elevation.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

No – therefore acceptable.

- (k) It would consist of or include:
 - (i) The construction or provision of a verandah, balcony or raised platform.
 - (ii) The installation, alteration or replacement of a microwave antenna.

(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

(iv) An alteration to any part of the roof of the dwellinghouse.

No – therefore acceptable.

(l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse.
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

N/A – the application site is not situated within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – correspondence with the applicant (as of 18 June 2026) confirmed that the extension would be brick to match the existing dwelling.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

Given the above, the extension can be classed as **Permitted Development for a Larger Home Extension** under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06.05.2026	004	-	SITE LOCATION PLAN
06.05.2026	003	-	PROPOSED BLOCK/SITE PLAN
19.05.2026	002	-	PROPOSED PLANS AND ELEVATIONS
18.06.2026	EMAIL 18.06.2026	-	EMAIL CORRESPONDENCE WITH APPLICANT TO CONFIRM THAT EXTENSION WOULD BE FINISHED IN BRICK

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **22/06/2026**

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.

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

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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