

<u>APPLICATION NO:</u>	25/00077/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	16 Helmsley Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO-STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 16 Helmsley Road, Halewood and is situated within a Primarily Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse.

The front garden area contains paving slabs to the front and side of the property to provide a driveway with a grassed area to the front of the property and is enclosed by timber fence panels and concrete posts. Refuse bins are stored within the front garden and to the side of the dwelling. The rear garden comprises patio and grassed areas, with a large amount of recent tree removal. The rear garden spans a depth of 11m at its shallowest.

Proposal

The proposal is for the erection of a two-storey side extension and single storey rear extension.

The proposed two-storey side extension would have a width of 2.3m with a depth of 10.6m (ground floor, cumulatively taken with the proposed single storey rear extension) and 7.1m (first-floor). The first-floor front elevation would be set-back by 1m from the original front elevation of the property and set 100mm lower than the ridge of the original house. The two storey side extension would be served by a dual-pitched roof, which would measure 5.3m at the eaves and 7.3m at the ridgeline.

The proposed rear extension would project 2.5m from the original rear wall of the dwelling and have a width of 6.2m. This would be served by a mono-pitched roof, with a height of 2.4m at the eaves and 3.4m at the ridge.

Included within the proposed works would be the full resurfacing of the existing front garden area to a fully block paved front garden, the installation of ACO drainage and the extending of the dropped kerb and space provided for refuse bin storage.

The application has seen significant amendments from its original submission in order for the local planning authority to support the application. Given that the amendments secured have less of a material impact on residential amenities of the adjacent neighbours, it is not considered necessary to re-consult (the original application was also for the erection of a part two storey rear and a dormer window to the rear elevation).

Consultations

Halewood Town Council - No comments received.

Representations

This application has been publicised by letters sent to 11 neighbours. 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Householder Development SPD (2016)

New Residential Development SPD (2018)

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

DESIGN AND RESIDENTIAL AMENITY

Two-storey side extension:

The Householder Development SPD (7.2) 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*. It further outlines that 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*.

In line with the guidance of the SPD, where certain site contexts mean that the proposal would not result in the creation of a potential or actual terracing effect (i.e. stepped arrangements of properties), then leniency can be applied to the set-back and set-in of the two-storey side extension in relation to the original dwelling. Notwithstanding this, the submitted plans show that the first-floor front elevation would be set-back from the immediately adjoining front wall by 1m, therefore the two-storey side extension would present as a subordinate extension. 6.4 of the SPD stipulates that the overall scale of the development should not look out of place in the street scene or other immediate environment. Extensions should normally be subordinate to the original dwelling.

Therefore, the set-back included within the proposal would be welcomed as although the ridgeline of the side extension is set lower than the ridgeline of the original house and subsequently complying with the guidance at only 0.15m step down it is a minimal reduced height when observed with the original dwelling. Therefore, the first-floor set-back aids in presenting the side extension as a subservient addition to the existing dwelling. The width of the proposed side extension is marginally wider than half the width of the original house, although, this is acceptable as it does not present

visually as overbearing or at a significantly, enlarged scale in relation to the original dwelling and therefore, it is not considered that it would appear incongruous or harmful in the street scene.

The first-floor gable wall of No.18 does contain a small window; however, this serves a hallway landing and therefore is not a habitable room. The proposed side extension would result in a partial loss of light to this window, however, given the further set-back of No.18 in contrast to the application property, any impact from overshadowing or loss of light would be limited and furthermore, would not adversely injure the living conditions or amenities of the occupants of No.18. The side elevation of the proposed two-storey side extension would not contain any windows and therefore no issues of overlooking or visual intrusion are raised.

Turning to other properties in the locality, to the south of the application property are a block of maisonettes with 4 storeys in total. The rear elevation of the application property and the other properties within its building row orientate toward the rear elevations of the maisonettes (No's 103-107 & 103A-107A Wood Road), albeit at an oblique angle. The proposed two-storey side extension would not project any further into the rear garden, and therefore, no closer to the rear elevations of the maisonettes and an interface distance of 22m would be retained (and would accord with Appendix 4 of the New Residential Development SPD). As the existing interface distance would be retained and given the oblique relationship, the proposed side extension would not be considered to severely harm residential amenities or privacy.

The Householder Development SPD advises that *proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. Extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.*

The submitted plans evidence that consideration for this has been included, with a space to the expanded hardstanding to the front of the property to store refuse bins as the proposed development would remove external access to the side of the property and the rear garden. The front garden would become open-plan in layout and design following the completion of the proposal and given that other properties in the locality store their refuse bins to the side of the dwelling, rear gardens or are sufficiently screened by boundary treatment, it is considered necessary that arrangements are made for the storage of refuse bins. The agent has provided details for bin store and are acceptable and included within Schedule 1. The proposed bin store would adequately house the bins and mitigate their visual appearance in the street scene and accord with the Householder Development SPD.

Single storey rear extension:

The Householder Development SPD (7.4) states 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 furthers that *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 rear extension would be erected adjacent the party boundary shared with No.14, would project 2.5m and therefore would comply with this policy guidance. The proposed rear extension may result in a partial loss of light and outlook to the occupants of No.14, however, given the modest projection and the boundary treatment between the properties, any impacts would be considered very limited. For the consideration of No.18, the proposed rear projection would be erected 0.15m from the party boundary; however, given that No.18 is set further back from the existing rear elevation of the application property, the proposed rear projection would be deemed to have a negligible impact. No windows are installed to the side elevations and therefore no residential amenity or privacy concerns are raised.

Materials

The existing dwelling is brick facing with white UPVC openings and tiled roofing; the property also displays brick detailing with soldier course detailing above the fenestration and also bands of a blue brick to contrast the yellow brick detailing of the existing dwelling. The submitted plans contain annotations to note that matching external materials would be employed to coherently integrate with the original dwelling; with drawing details also emulating the soldier and brick detailing to also be used on the proposed development. This would further be secured by the standard planning condition for matching materials to the exterior.

HIGHWAYS

The submitted plans show that the front garden would be a fully paved driveway with block paving and would also see the removal of the existing front boundary treatment, the extending of the existing drop-kerb and the installation of an ACO drainage system. A refuse bin storage space has also been indicated.

The application property currently has provision for 1 no. vehicle to be parked in the curtilage. The expanded hardstanding would not provide an additional space by the Householder Development SPD's standards, however, as the ground floor side extension would sit flush with the existing front elevation of the dwelling, alterations to parking are necessary to ensure that the existing level of parking was retained. The alterations to the front garden surfacing ensure that 1 no. vehicle can still park within the front garden and access and egress adequately and provide a refuse bin store.

The application property currently, is a 3-bedroom dwelling. The proposal included within the application would not increase the number of bedrooms at the property and has made alterations to retain the current off-street parking provisions. Therefore, this would be acceptable and would not pose any parking concerns of highway safety issues.

OTHER ISSUES:

COAL CONSTRAINT

The Local Planning Authority's records on constraints identify that the application site is located within a coal consultation zone. Therefore, an informative will be included to ensure the applicant is aware of this constraint, should the application be granted.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies 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. For the avoidance of doubt this will include any brick detailing of the existing dwellinghouse being carried over and emulated to the external elevations of the proposed development, hereby permitted.

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) Prior to the occupation of the proposed development, the parking arrangement and refuse bin store details, indicated within the submitted and approved drawing, 'Location Plan. Existing and Proposed Site Plans and Proposed Elevations' (No. 20FT REV C) and the document 'Wheelie Bin Storage, received 09.07.2025, shall be implemented in full accordance with these approved details. This shall include the full removal of the front boundary treatment, including timber fence panels, brick base and concrete timber posts, the extension of the dropped kerb, to allow full access to the hardstanding and the installation of the ACO drainage system.

The parking area shown on the approved drawing aforementioned 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 (2025), 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).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/07/2025	10F2	REV D	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS.
08/07/2025	20FT	REV D	LOCATION PLAN. EXISTING AND PROPOSED SITE PLANS AND PROPOSED ELEVATIONS.
09/07/2025	-	-	WHEELIN BIN STORAGE

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

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10/07/2025

Date:

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.

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

- 2 It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access

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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