

APPLICATION NO: 26/00316/PDE

CASE OFFICER: Kate Pickles

WARD: Page Moss

PARISH:

LOCATION: 70 Barkbeth Road, Huyton, Knowsley, L36 3TX

PROPOSAL: PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.96 METRES

MAXIMUM HEIGHT: 3.29 METRES

HEIGHT OF EAVES: 2.60 METRES

Site description

The application property is a two-storey, end-terraced dwellinghouse set within a rectangular plot fronting on to Barkbeth Road. The property is situated within a Primarily Residential Area, and the wider area is characterised by semi-detached and terraced housing with greenspace to the north and east.

Proposal

Prior approval is sought for the erection of a single storey rear extension that would project 5.96m from the rear elevation of the host dwelling, be 5.17m in width with a ridge height of 3.29m and an eaves height of 2.60m. The extension would serve as a bedroom with an en-suite bathroom.

Consultations

None required.

Representations

The application was publicised through letters sent to 4 neighbours. No representations have been received as a result of this publicity.

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.
- (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 meters in the case of a detached dwellinghouse, or 3 meters in the case of any other dwellinghouse.

Yes – the extension would project 5.96m beyond the rear wall of the original dwellinghouse, however the proposal would comply with Paragraph A.1 (g) – therefore acceptable.

- (ii) Exceed 4 meters in height.

No – therefore acceptable.

(g) For a dwellinghouse not on article2(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 meters in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse

No – therefore acceptable.

- (ii) Exceed 4 meters 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 proposal would not have more than a single storey.

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

No – whilst the extension would be within 0.3m of the boundary with No. 72 and 1.8m from the boundary with No. 68, the height of the eaves 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 meters 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 of the original dwellinghouse.

(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

No – therefore acceptable.

(ii) The installation, alteration or replacement of a microwave antenna.

No – therefore acceptable.

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

No – therefore acceptable.

(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 classing 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 – Drawing No. 2025876-02 states that the extension would be finished in brickwork and mortar colour to match existing, interlocking roof tiles to match the existing main roof, Black PVCu fascia, soffits and bargeboards to match existing. Brown PVCu rainwater goods to match existing and White PVCu windows and glazing to match the existing main house.

- (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 a single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlargement 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 complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, prior approval is required and granted.

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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
29/06/2026	2025876-02		Proposed Floor Plans, Elevations and Site Plan
29/06/2026	2025876-01		Existing Floor Plans and Elevations and Location Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 03/08/2026

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

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