

<u>APPLICATION NO:</u>	25/00305/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	69 Attlee Road, Huyton, Knowsley, L36 6BG		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, HIP TO GABLE LOFT CONVERSION TOGETHER WITH THE ERECTION OF A REAR DORMER.		

Site Description

The property is a two-storey semi-detached 3-bed dwelling located on Attlee Road. The dwellinghouse has brick to all elevations; in which the rear elevation at ground floor level has been painted white, a hipped tiled roof and white UPVC windows.

It currently benefits from a conservatory at the rear, and a small storage outbuilding within the rear garden. The dwelling has off-street parking available to the side of the property.

The surrounding area is characterised by semi-detached dwellings which are brick-finished, however, there are examples of dwellings which have been rendered.

Proposal

Planning permission is sought to erect a single storey 'wrap-around' extension to the side and rear, carry out a hip-to-gable loft conversion, and erect a dormer extension to the rear roof-plane, following the demolition of the existing conservatory.

Other alterations to the dwellinghouse include a new render finish to the whole property and the installation of 3no. rooflights to the front roof-plane.

Single storey side extension

The side extension would have a width of 1.9m and a total length of 9.5m. The extension would project beyond the existing rear elevation by 4.1m.

The extension would have a flat roof with a height of 3.3m. As of 21 November 2025, amended plans have been submitted to the LPA to incorporate a pitched parapet roof to the front of the extension which would have a height of 4.4m.

There would be 1 UPVC window installed within the front elevation of the extension.

The extension would allow for a ground floor W/C and a utility room.

Single storey rear extension

The rear extension would have a projection of 4.1m beyond the rear elevation and a total width of 8.9m. The extension would project beyond the existing side elevation by 1.9m.

The extension would have a flat roof with 2 skylights installed with a height of 3.3m (total height of 3.6m when including the skylights).

There would be PPC Aluminium bi-fold doors and 1 UPVC window installed within the rear elevation of the extension.

The extension would allow for a larger kitchen / dining / living area.

Rear dormer loft conversion and hip-to-gable alterations

The dormer extension would have a length of 6.3m, a height of 1.9m and a depth of 2.8m. The dormer extension would provide an additional 16.2m³ of roof-space.

The dormer extension would be finished in tiles to match the existing roof, have a flat roof and would have 2 windows installed within the rear elevation.

The proposed hip-to gable extension would have a length of 7.5m, a width of 4m and a height of 3m. It would provide a total volume of 14.7m³.

The new gable roof would be finished in tiles to match the existing roof, and the new gable end would have a render finish to match the wider dwellinghouse.

The dormer extension has been amended as of 21 November 2025 to now be set back from the rear elevation by 1.2m (along the diagonal line) and be set in from the existing roof edge by 0.5m (to the side of 71 Attlee Road) and 0.4m (to the side of 67 Attlee Road).

The proposed extension and hip-to-gable loft conversion would see the introduction of a new master bedroom and en-suite at loft level.

Other alterations

3 rooflights are to be installed to the front roof-plane of the dwellinghouse (2no. to the existing hipped roof, and 1no. to the new hip-to-gable addition).

The entire dwellinghouse would also have a new render finish.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site (as of 20 June 2025). No representations were received as a result of the publicity given to the application.

Planning History

No relevant 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

Policy CS2 Development Principles
Policy CS19 Design Quality and Accessibility in New Development

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 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 (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, 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.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the proposed extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Single storey side extension

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

The proposed side extension would have a total length of 9.5m and a width of 1.9m. The extension would project beyond the existing rear elevation by 4.1m.

The side extension would have a flat roof which would 'wrap-around' to connect to the proposed rear extension. The SPD advises that 'extensions should normally have a pitched roof for aesthetic reasons' and that flat roofs should be avoided. As such, a pitched parapet roof has been incorporated into the design of the side extension towards the front elevation to give a pitched roof effect. As the roof profile would comply with guidance outlines within the SPD, it is considered that the extension would not have a negative impact on the residential and visual amenity.

Considering the impact on the attached neighbouring dwelling 71 Attlee Road, the extension would be located away from No.71 and therefore would have no impact on the amenity of the attached neighbouring dwelling. Whilst the extension would project beyond the rear elevation of the dwelling, this will be assessed within the single storey rear extension section of this report.

Considering the impact on the other neighbouring dwelling 67 Attlee Road, there is 1 window and a set of double doors located within the side elevation of the neighbouring dwelling. After a google search, it has been confirmed that the 1 window serves the hallway and as such is considered to be non-habitable. The double doors serve the kitchen / dining room of the neighbouring property. The extension would be set off the shared boundary by 1.0m and a further 3.0m to the side elevation of No.67. Whilst the proposed extension would have some impact on these double doors, there is 1 window and additional double doors within the rear elevation that also serve the kitchen / dining room. As such, any impact on light into this habitable room would be mitigated, due to the additional light sources within the rear elevation.

The proposed single storey side extension would be visible from the wider street scene of Attlee Road. The extension would have a render finish to match the wider dwellinghouse. As the materials would match that of the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

The additional 1 window within the front elevation does not raise any overlooking concerns as it would not provide any additional views not already available from the front of the dwelling. Furthermore, as the window would serve a W.C., a condition will be included to ensure that obscure glazing is installed, to protect privacy.

The window to be installed would be UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

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

Single storey rear extension

The Householder Development SPD advises 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. It also advises 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 4.0m from the rear elevation of the existing dwelling.

The proposed extension would have a projection of 4.1m beyond the rear elevation of the existing dwelling and a total width of 8.9m. The extension would project beyond the existing side elevation by 1.9m. As the extension would exceed the Householder Developments SPD's guidance, the 45-degree rule is required to be applied.

The rear extension would have a flat roof with 2 skylights installed. As the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

Considering the impact on the attached neighbouring dwelling 71 Attlee Road, whilst the extension would exceed the Householder Development's SPD guidance of 4.0m, the proposed extension would only project 0.1m beyond the rear elevation of the neighbouring dwelling. As the application site currently benefits from a conservatory to the rear which measures 4.0m, it is considered that the proposed rear extension would have little additional impact on the amenity of No.71 than existing and is considered to be acceptable in this instance.

Considering the impact on the other neighbouring dwelling 67 Attlee Road, the proposed extension would project 4.1m beyond the rear elevation of the neighbouring dwelling. As such, this exceeds the Householder Development SPD's 4m advice. The proposed extension would not breach the 45-degree principle and therefore would be acceptable. Additionally, given the location of the application sites existing storage outbuilding, the proposed extension would have little additional impact on the residential amenity of No.67 than existing.

The proposed rear extension would not be visible from the wider street scene of Attlee Road, as it would be situated behind the existing dwelling and proposed side extension. The extension would have a render finish to match the wider dwellinghouse. As the materials would match that of the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

The additional bi-fold doors and 1no. window raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation of the fenestration within the rear elevation of the extension.

Additionally, the doors UPVC aluminium and the window would be UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

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

Rear dormer loft conversion

The Householder Development SPD outlines that roof alterations and dormer extensions can prove a convenient method of increasing living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD also outlines that a dormer extension must not project above the ridgeline of the dwelling, be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side, to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The dormer extension has been amended (as of 21 November 2025), and would have a length of 6.3m, a height of 1.9m and a depth of 2.8m. It would be set back from the main rear elevation by 1.2m (when measured along the horizontal line) and would be set in from the existing roof edge by 0.5m (to the side of 71 Attlee Road) and 0.4m (to the side of 67 Attlee Road). Whilst the set in to the side of No.67 would be 0.1m less than the SPD's guidance, given that the dormer extension would be set in an additional 0.2m along the horizontal line from the existing rear elevation than the required 1.0m, this mitigates the 0.1m deficit.

Considering the impact on the neighbouring dwellings 67 and 71 Attlee Road, whilst 2 windows are to be installed within the rear elevation of the dormer which would create a greater vantage point for views, given the orientation of the windows within the rear elevation, the windows do not raise any overlooking concerns.

To the rear of the site is Volair Huyton (Knowsley Leisure and Culture Park). The proposed dormer extension would predominantly have an outlook onto the car park of the leisure centre and as such does not raise any overlooking concerns.

Additionally, the windows would be UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the rear dormer loft conversion is considered to be acceptable in terms of

any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Hip-to-gable alterations

The hip-to-gable alteration would be permitted development under Schedule 2, Part 1, Class B of the GDPO 2015 (as amended), as it would not exceed the height of the highest part of the existing roof, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The hip-to-gable extension would provide an additional roof-space of 14.7m³. When combined with the total roof space that the dormer extension would provide (16.2m³), there would be an additional 30.9m³ of roof space created. As such, the hip-to-gable alterations would not exceed the cubic content of the original roof space by more than 40m³.

Other alterations

The 3no. rooflights to be installed within the front roof-plane of the main roof of the dwelling raise no overlooking concerns, due to their slanted placement within the roof.

The side, rear and hip-to-gable extensions and the full exterior of the existing dwelling would have a render finish. Whilst the existing dwelling has a brick finish, render can be found within the wider street scene of Attlee Road. Whilst a render finish would change the exterior design of the application site, it is considered that the render finish would not have a negative impact on the visual amenity of the street-scene and is considered to be acceptable.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a two-storey side and front extension. The SPD outlines that the parking provision for a 3-bedroom property should provide 2 spaces within the curtilage.

The SPD states that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m. As such, the dimensions of the driveway would comply with the SPD.

At present, the application site currently benefits from a driveway to the side / front of the property for 1 vehicle. The proposed side extension would be set back from the front elevation of the property and would not encroach onto the existing parking availability to the front.

As there would only be 1 parking space available on-site, this would fall below the required 2 spaces for a 3-bedroom property. However, it is considered that a shortfall of 1 parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable.

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 development hereby permitted shall have a render finish to the proposed extensions and wider full exterior of the property, as stated on Drawing No. AR-002 (REV B).

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 rear dormer extension hereby permitted shall be clad in tiles to match the main roof, as shown on Drawing No. AR-002 (REV B).

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.

- 5) No part of the development hereby permitted shall be used or occupied until the proposed window which would serve the en-suite within the rear elevation of the rear dormer extension as indicated on Drawing No. AR-001 (REV C) has been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/05/2025	-	-	Location Plan
21/11/2025	AR-001	REV C	Existing & Proposed Plans

21/11/2025	AR-002	REV B	Existing & Proposed Elevations
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Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 27/11/2025

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:

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.

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

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