

<u>APPLICATION NO:</u>	26/00292/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	3 Yew Tree Road, Halewood, Knowsley, L25 9QN		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT AND REAR EXTENSION		

Site Description

The application site comprises a two-storey semi-detached dwelling located on a corner plot of Yew Tree Road, Halewood. The property is characterised by render and black-painted brick to all elevations, a black-painted solid course below the first-floor windows and has a cross-hipped roof. The dwelling currently benefits from a single storey extension to the rear. There is off-street parking to the front for one vehicle. There is a good-sized garden to the front, side and rear of the dwelling.

The attached neighbouring dwelling 1 Yew Tree Road benefits from a conservatory to the rear. The detached neighbouring dwelling 5 Yew Tree Road benefits from a single storey extension to the rear.

The site is predominantly surrounded by single storey and two-storey detached, semi-detached and terraced dwellings to the north, east and south of the site. Adjacent to the site to the north and east is the highway of Yew Tree Road. To the west of the site is a row of shops situated on Macket's Lane and an access road which provides access to the rear of the shops.

Proposal

Planning permission is sought for the erection of a single storey front extension and a single storey rear extension; following the demolition of the existing extension.

Single storey front extension

The front extension would project 3.0m beyond the existing front elevation and would have a width of 1.8m. The extension would have a dual-pitched tiled roof with an eaves height of 2.7m and a ridge height of 3.9m.

The extension would be 'open-air' adjacent to 1 Yew Tree Road. The extension would have a 0.9m low-level brick wall finish with two timber posts towards the front of the extension and would have a timber pillar pitched finish to the front of the extension.

Single storey rear extension

The rear extension would project 4.7m beyond the existing rear elevation and would have a width of 6.1m. The extension would have a dual-pitched tiled roof with four rooflights installed (two to each roof-plane) with an eaves height of 2.8m and a ridge height of 4.0m.

The extension would be finished in either brick or render (as per correspondence with the applicant and agent) and would have bi-fold doors and an apex window within the rear elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 12 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

No relevant planning history.

Relevant Policy

Paragraph S3 of the National Planning Policy Framework (NPPF): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, Policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, Policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular

uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

- ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
- b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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 Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

RESIDENTIAL AMENITY AND DESIGN

SINGLE STOREY FRONT EXTENSION

The Householder Development SPD advises that front extensions and porches can be

particularly prominent in the street scene and should be carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The proposed front extension would have a depth of 3.0m and a width of 1.8m.

Considering the impact on 1 Yew Tree Road, the extension would be 'open-air' adjacent to No.1 and to the front of the extension. The proposed front extension would simply provide a covered access into the host dwelling. The extension would be situated adjacent to No.1's front door and would not project beyond the main front elevation / bay window of the neighbouring dwelling. Whilst the extension would project 3.0m beyond the front door of No.1, given that this door serves a non-habitable room (a hallway) and the extension would not consist of any 'solid' walls of a significant height adjacent to this door, the proposed extension would not have an impact on the amenity of No.1.

The extension would have no impact on 5 Yew Tree Road, as the extension would not be visible to this neighbouring dwelling.

The extension would have a brick finish to the base of the extension and would detail a mixture of timber pillars and posts to the main structure of the extension. Additionally, the extension would have a dual-pitched tiled roof. The roof-profile and overall design of the extension raises no concerns, as this style of front extension / porch is becoming a popular addition to modern dwellings.

In summary, the single storey front extension is considered to be acceptable in terms of any impacts on the residential 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.

The SPD advises that single storey rear extensions 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 dwelling.

The single storey rear extension would have a projection of 4.7m and would have a width of 6.1m and would sit hard on the shared boundary with 1 Yew Tree Road. Whilst the SPD states that extensions over 4.0m should apply the 45-degree principle, given that the extension would not project beyond the rear elevation of No.1's conservatory, the proposed rear extension would have no impact on the amenity of the attached neighbouring dwelling No.1.

The rear extension would have no impact on the amenity of 5 Yew Tree Road, as the detached neighbouring dwelling is located to the north of the adjacent highway of Yew Tree Road (17.6m away).

The extension would have a dual-pitched roof with four rooflights installed (two to each roof-plane). Whilst the main roof-profile of the existing dwelling is a cross-hipped

roof, the proposed roof-profile of the rear extension is a modern design and common for single storey rear extensions. As such, the dual-pitched roof design raises no visual amenity concerns.

The extension would have either a brick or render finish. Whilst the rear extension would be slightly visible from the highway of Yew Tree Road to the north of the site, given that both material finishes of render and brick can be found in the wider locality, either material finish is considered to be acceptable in visual terms.

The bi-fold doors and apex window within the rear elevation raise no overlooking concerns, given their ground floor siting, boundary treatments and orientation. In summary, the proposed single storey rear extension is considered to be acceptable in terms

HIGHWAYS

The dwellinghouse would remain as a three-bed property. At present, the application site has parking available for one vehicle on the driveway.

The Householder Development SPD advises that car parking should be retained or provided when erection a single storey front extension. The Householder Development SPD advises that the parking provision of a three-bed property should provide 2 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

At present, the application site benefits from a driveway to the front of the property for one vehicle measuring 4.9m x 2.9m. Whilst there is a front extension proposed to the dwelling, this extension would not project beyond the existing two-storey front elevation or the existing bay window and would not have an impact on the existing parking at the dwelling.

Additionally, whilst there is a shortfall of one parking space within the curtilage of the dwelling, a second vehicle can be parked on the highway of Yew Tree Road without impacting any neighbouring dwellings.

As such, the proposal does not raise any highway safety concerns and is considered to be acceptable in this instance.

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 materials to be used on the external surfaces of the extension hereby permitted shall be either brick or render.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30.06.2026	002	-	PROPOSED PLANS
17.06.2026	003	-	SITE LOCATION PLANS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Alan Kilroe

Date: 21 August 2026

Informatives

Not Applicable.

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