

<u>APPLICATION NO:</u>	25/00581/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	17 Henrietta Grove, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO-STOREY REAR EXTENSION		

Site Description

The application site is located at 17 Henrietta Grove, Huyton, and is situated within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, detached dwellinghouse and is served by a dual-pitched roof. The property is brick facing to its elevations, with white UPVC openings and brown, interlocking roof tiles.

The site is located to a corner plot; the front elevation of the dwelling fronts Henrietta Grove and the gable wall is oriented toward Blenheim Drive. The front garden area is characterised by soft landscaping, with hardstanding adjacent the gable wall to accommodate one vehicle. Refuse bins are stored to the bottom of the hardstanding. External access to the private rear garden is taken to the side of the dwelling via a timber gate. To the bottom of the rear garden is a timber shed. The existing rear garden measures a depth of 13m.

The property is surrounded by dwellings to all directions. The site is identified as a low-risk area for previous coal activity.

Proposal

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

The proposed development would have a projection of 3m and a width of 5.4m. This would be served by two small projecting gables, which would each attain a height of 4.9m to their eaves and 6.5m to the ridgelines.

During the assessment of the application, concerns of the scheme as originally submitted were discussed with the agent and following this, the proposal has been amended. As originally submitted the proposal was for the erection of a two-storey side and a single storey rear extension and was revised to a two-storey rear. Given the significance of these changes, neighbours were re-consulted on the amended scheme by a second round of neighbour notification.

Consultations

Prescot Town Council: - No comments received.

Representations

This application has been publicised by two rounds of letters, following the receipt of the revised application, sent to 13 neighbours. There have been 0 letters of objection,

0 letters of support and 0 letters of neutral comment.

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's)

Householder Development SPD (2016)

New Residential Development (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

The Householder Development SPD 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* and *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*.

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD outlines that *two-storey extensions of up to 3m will normally be acceptable* and that *two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary*.

The proposed two-storey rear extension would have a projection of 3m and would retain a distance of 7.4m from the rear boundary, which would comply with the Householder Development SPD. The adjacent, detached neighbouring dwelling (No.16) has been extended at the rear by a ground floor extension, which projects 2.3m. Therefore, the ground floor of the proposed development would only project 0.7m beyond the rear elevation of No.16, and consequently, there would be no significantly appreciable changes by way of overshadowing or outlook; the proposal would not appear unduly dominant given its very modest projection. To the first-floor, there would be a greater level of impact, as the first-floor projection would project 3m beyond the first-floor of No.10, which would accord with the policy guidance outlined in the Householder Development SPD, set out above.

Moreover, given the 2m distance between the gable walls of the application property and No.16, it would further offset any impact from the projection of the proposed rear extension and mitigate the proposal appearing enlarged or unduly dominant. There are no windows to the side elevations of the extension and therefore no privacy concerns are raised.

The existing rear elevation of the application property is orientated toward the gable wall of the property No.55 Blenheim Drive (at an existing interface distance of 13m to the first-floor and 10.4m on the ground floor). No.55 benefits from a single storey side

extension. The New Residential Development SPD (Appendix 4: Interface distances and private amenity) states that *principal elevation to gable should be a minimum of 12m*. The proposed development would subsequently reduce this interface distance to 10m (first-floor relationship) and 7.4m (ground floor relationship). Although this is a shortfall to the policy guidance of the SPD, it is not considered to result in any unacceptable harm to the amenities, privacy or living conditions of the occupiers of No.55. This is because the ground floor side elevation of No.55's side extension contains no windows and adjacent the 1.8m timber fence to the rear plot of the application site. The first-floor gable wall does contain 1 no. window; however, this window is a small, obscurely glazed window, which is understood to serve a bathroom and therefore, the proposed rear extension would not facilitate in any direct overlooking or loss of privacy into the property of No.55. Given that a minimum interface distance of 10m from the proposed first-floor bedroom windows would be retained, any harm would be self-inflicted to the occupants of the application property and given that a 10m relationship would be retained, it would not be considered to warrant a refusal of the application.

The detached property of No.24 Blenheim Drive is located to the north/north-west and the opposite side of the highway from the application site, faces the existing gable wall of the application property. The proposal would not bring the side elevation of the application property any closer to the front elevation of No.24 and therefore would not result in any significant impacts to residential amenities or privacy.

No other properties are considered to suffer any adverse impacts to amenities or privacy due to the proposed development.

The Householder Development SPD advises that *two-storey rear extensions should normally have a pitched roof*. The proposal would be served by 2 no. projecting gable triangles. This design feature is preferred over a singular dual-pitched roof serving the entirety of the rear extension as it further presents the rear extension as a subordinate addition to the dwelling and moreover reflects the other dwellings in the locality, in which projecting gables are characteristic to the area.

The existing property is brick facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans contain annotations on exterior materials, stating that these would match the existing dwelling. This would be further secured by the standard planning condition for matching materials. The Householder Development SPD also states that *any detailing on the original dwelling such as feature brickwork or windowsills should be accurately reproduced where possible in the design of the extension*. The detailing is included on the proposed plans and would also be further secured within the condition.

The application property is located on a corner plot. The Householder Development SPD stipulates that *particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads*. The proposed development would not extend beyond the existing side elevation of the dwelling and would not cause significant harm to the established building lines.

HIGHWAYS

The application property can accommodate one vehicle within the curtilage of the dwelling from hardstanding adjacent the gable wall. The proposed development would extend the 2 no. existing rear bedrooms and would not see an uplift to the no.

of bedrooms at the property. Given that the existing parking arrangements would not be affected by the proposal and the proposal would not increase the no. of bedrooms at the property, no additional or replacement parking would be required.

The submitted plans show that new permeable resin hardstanding would be laid out to the front of the existing hardstanding, however, this as this is not additional or compensatory parking, it would not be necessary to secure this by condition.

The proposed development, therefore, would not be considered to result in any unacceptable highway safety issues or generate any detrimentally harmful levels of on-street parking.

OTHER ISSUES:

COAL CONSULTATION ZONE

The application property is located within an area identified for potential previous coal mining activity. Therefore, an informative will be included for the benefit of the applicant.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/12/2025	HR1 01A	-	EXISTING FLOOR PLANS, ELEVATIONS, LOCATION PLAN AND SITE PLAN
10/12/2025	HR1 06E	-	PROPOSED FLOOR PLANS, ELEVATIONS, LOCATION PLAN AND SITE PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 19/12/2025

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

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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