

<u>APPLICATION NO:</u>	25/00203/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	43 Richmond Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE AND FRONT EXTENSION TOGETHER WITH THE ERECTION OF A PART SINGLE STOREY PART TWO STOREY REAR EXTENSION AND ERECTION OF A SINGLE STOREY FRONT PORCH EXTENSION		

Site Description

The application site is located at 43 Richmond Way, Huyton and is located within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse. The property is brick facing, with white UPVC openings and brown, interlocking roof tiles.

The property benefits from a detached outbuilding within the rear garden. The rear garden is a generous size and is stepped in site levels with a higher section to the bottom of the rear garden and a raised patio area. The front garden area is served by a strip of hardstanding and a grassed section.

The application site is situated within the head of a cul-de-sac with residential properties located to the west, north and east. The M62 is located to the south of the property and separated by a dense line of tree coverage. The application property is situated within a staggered building line.

Proposal

The proposal is for the erection of a two-storey side and front extension together with the erection of a part single part two-storey rear extension and erection of a single storey front porch extension.

This would form a 'wrap-around layout'. The proposed ground floor front extension would project forward 1.3m and would have a width of 4.8m. The side elevation of the extended dwelling would measure 13.5m on the ground floor. The ground floor proposed rear extension would project 4.5m from the rear elevation of the original dwelling. The cumulative width of the side and rear extension would be 7.6m; this section would be served by a flat roof, which would measure 2.6m in height.

The proposed first-floor front extension would project forward 1.3m and would have a width of 2.5m. The side elevation of the extended dwelling at first-floor would measure 12m in depth. The proposed first-floor rear extension would project 3m in depth and have a width of 4.9m; this would be set-in from the party boundary shared with No.41 by 2.8m. The two-storey side extension would be served by a dual-

pitched roof, which would measure 4.8m at the eaves and 6.7m at the tallest point (the ridgeline). The two-storey side and rear extension would be served by a hipped roof, which would measure 4.8m at the eaves and 6.3m at the tallest point (the ridgeline). The proposed two-storey front extension would be served by a dual-pitched roof, which would measure 4.9m at the eaves and 5.7m at the ridgeline.

Consultations

Tarbock Parish Council: - No comments received.

Representations

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by way of site notice. 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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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 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. 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.* The SPD further states that *either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first-floor of the extension should be set-back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This can be relaxed, however, if because of a staggered or irregular arrangement of the dwellings in the street or corner location, the extension would not create an actual or potential terracing effect.*

The application property is situated within a staggered building line of other semi-detached properties and therefore, the proposed two-storey side extension would not create an actual or potential terracing effect and consequently, it would be acceptable to relax the 1m set-off from the boundary to the side of the property or the

1m set-back of the first-floor front elevation.

The proposed two-storey side extension would be served by a dual-pitched roof, which would emulate the pitch and design of the roof of the main dwelling and moreover, would be lowered in contrast to the ridgeline of the original dwelling. This would comply with the guidance for two-storey side extensions and ensure that the proposal presents as a subordinate addition to the dwelling.

The proposed first-floor side elevation would include a window, to the middle of the elevation, which would serve a hallway. Given that the proposed two-storey side extension would be erected closer to the side boundary shared with No's 45 & 47, it would be necessary for this window to be constructed with obscure-glazing to mitigate any overlooking into the private amenity area and inside the rear conservatory to the ground floor. This would be secured by condition. This would accord with the Householder Development SPD which advises that *windows in extensions should not directly overlook adjacent property in close proximity and should not allow overlooking into neighbours' dwellings*. There are no further windows to the side elevation of the proposed two-storey side extension and therefore no further concerns of overlooking, visual intrusion are raised.

The proposed development would be erected within close proximity to the side boundary, shared with No's 45 & 47; these properties are two flats within a converted dwelling. There would be an interface distance of 5.8m between the side elevation of the proposed development and the side elevation of No's 45 & 47. This interface distance would be considered sufficient to ensure that no unacceptable impact to living conditions and residential amenities of the occupants of No's 45 & 47.

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 proposed two-storey side extension would remove external access to the rear garden and the side of the dwelling. The locality is a combination of open and closed-plan design and layout. Normally, the Local Planning Authority would expect a bin store to screen and soften refuse bins, in accordance with the SPD, however, upon Officers' site visit, it is considered that multiple properties keep their refuse bins within the front garden area, given the number of properties which do this, it would not be considered that given the street context and locality, that it would warrant a reason for refusal and would not be considered to meet the conditions test on this occasion, as it would not be deemed necessary or reasonable.

Two-storey rear extension:

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*. The Householder Development SPD further

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 project 3m from the rear extension and would not come within 7m from the rear boundary, and subsequently, would comply with the Householder Development SPD. The proposed first-floor element of the rear extension would be set-in from the party boundary shared with No.41 by 2.8m. This would ensure that the impact to residential amenities and living conditions would not be detrimentally impacted by the proposal. The closest window on the first-floor rear elevation of No.41 serves a bathroom and is obscurely glazed and therefore, further ensures that no detrimental impact to amenities occurs. The ground floor rear extension of No.41 is served by a large glass lantern with patio doors to the rear elevation; therefore, the proposed two-storey rear extension would not cause any unacceptable impact to amenities. Windows are concentrated to the rear elevations and therefore, no severe harm by overlooking or visual intrusion would be considered to occur as a result of the proposed development.

The proposed development would breach the 45-degree rule taken from the closest habitable windows of No's 45 & 47. This was discussed with the agent who has amended the first-floor and has reduced the first-floor rear projection to not project beyond 3m to ensure that the proposed development would comply with the guidance of the SPD. As outlined, the ground floor would breach the 45-degree rule by 0.5m, however, it is considered that there is sufficient interface distance between the properties to sufficiently off-set any impact from overshadowing.

Consideration has also been given to the expansive walling of the side elevation which would result in a level of poor outlook to amenities and enjoyment of the private garden area. Although, given the driveway to the side of No's 45 & 47, which would retain an acceptable level of interface distance and ensure that that the proposal would not result in an unacceptable impact from an oppressive and unduly dominant appearance.

Furthermore, although the cumulative side elevation of the proposed development would result in a large degree of blank walling (excluding the small window to the first-floor) and would result in a degree of poor outlook to amenities, however, given that views to the south and west would remain open and offset the impact from the proposed development. For these reasons, it is considered that the proposal would result in a degree of harm to amenities by way of outlook, however, it would not be considered to result to an unacceptable level of harm to outlook which would substantiate a refusal and for the factors outlined, the harms identified are sufficiently mitigated or offset to ensure that the proposal would not be to an unacceptable degree.

Single-storey rear extension:

The Householder Development SPD outlines that *a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45-degree rule*.

The proposed rear extension would project 4.5m at ground floor level, however, the paired, semi-detached property (No.41) has erected a single storey rear extension on the party boundary; the proposed rear extension would not project 4m beyond the rear elevation of No.41's rear extension and subsequently would not result in

unacceptable overshadowing or appearing unduly dominant to the occupants of No.41 and their living conditions. Openings are concentrated to the rear elevation and therefore no unacceptable residential amenity issues by way of overlooking or loss of privacy would be considered to occur.

Front extension:

The SPD also states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas, and that style, design, materials and scale of front extensions should respect the character of the surrounding residential area. Furthermore, any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.

The proposed development would have a modest projection of 1.3m. Most of the properties in the street scene benefit from small front porch extensions at ground floor. The proposed front extensions would be of a sensitive design, in which it would be appropriate to the dwelling and the wider street scene. The proposed front extension is of a modest scale, form and massing to ensure that the proposal would respect the character of the surrounding residential area and would not detrimentally alter the building line and due to the sensitive scale, the reduced ridgeline and modest projecting gable, this element of the proposal would not dominate the existing dwelling or significantly disrupt the uniformity of the other semi-detached dwellings in the street scene. Furthermore, it is considered that a semi-detached dwelling with this sufficient suitable set-back from the highway would be able to accommodate a modest front extension which would retain a design that is subordinate to the dwelling and would not present incongruous in the street scene.

Materials:

The existing property is brick facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans do not contain any information or annotations on materials, however, the standard planning condition for matching exterior materials of the proposal to match the external materials of the original dwelling, would be applied.

HIGHWAYS

The application property can accommodate 2 no. vehicles within the curtilage of the dwelling. The proposed development would remove space to the side of the dwelling with the side and front projection. This would leave 1 no. space within the plot of the dwelling.

The proposed development would see the property contain 4 no. bedrooms. The Householder Development SPD stipulates that for properties with 4+ no. bedrooms that the dwelling should have 3 no. parking spaces within the plot of the dwelling. The submitted plans do not show any expansion to the driveway and the application has not been supported by a parking plan. Therefore, a condition will be included to ensure that the proposed development would not create insufficient levels of in-plot parking provision. Given that the property would have 4 no. bedrooms, 2 no. parking spaces in the curtilage would be acceptable to ensure that the proposal would not result in any unacceptable highway safety impact or inadequate parking levels.

OTHER ISSUES:

SITE CONSTRAINTS (COAL)

The application site is identified as a low-risk area for previous coal mining activity. An informative relating to this will be included on the decision notice for the attention of the applicant 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.

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) No part of the development hereby permitted shall be used or occupied until the proposed window on the side elevation as indicated on dwg.Ref. Proposed Side Elevation 1, dwg.No. P06 REV B, date received, 12/08/2025, has been glazed with obscure-glass to level 4/5 and shall be retained as such with level 4/5 obscure-glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property 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.

- 5) No part of the development hereby permitted shall be used or occupied until an area of hardstanding (in addition to the existing within the curtilage of the dwelling) has been laid out in full accordance with this condition:

The hardstanding shall be laid out so that the total area of accessible hardstanding shall measure a minimum of 5 metres by 5.7 metres, is provided and the existing dropped kerb shall be extended to the width of a minimum of 5.7 metres, to allow full access to the hardstanding.

The additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking, together with the driveway retained 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 (2023), 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
14/04/2025	P01	-	PROPOSED GROUND FLOOR LAYOUT
14/04/2025	SL01	-	LOCATION PLAN
28/07/2025	P02	REV A	PROPOSED FIRST FLOOR LAYOUT
12/08/2025	P04	REV A	PROPOSED FRONT ELEVATION
12/08/2025	P05	REV B	PROPOSED REAR ELEVATION
12/08/2025	P03	REV B	PROPOSED ROOF LAYOUT
12/08/2025	P06	REV B	PROPOSED SIDE ELEVATION
28/07/2025	P07	REV A	PROPOSED SIDE ELEVATION 2

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Alan Kilroe**

Date: **21 August 2025**

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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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.

Site Description

The application site is located at 43 Richmond Way, Huyton and is located within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse. The property is brick facing, with white UPVC openings and brown, interlocking roof tiles.

The property benefits from a detached outbuilding within the rear garden. The rear garden is a generous size and is stepped in site levels with a higher section to the bottom of the rear garden and a raised patio area. The front garden area is served by a strip of hardstanding and a grassed section.

The application site is situated within the head of a cul-de-sac with residential properties located to the west, north and east. The M62 is located to the south of the property and separated by a dense line of tree coverage. The application property is situated within a staggered building line.

Proposal

The proposal is for the erection of a two-storey side and front extension together with the erection of a part single part two-storey rear extension and erection of a single storey front porch extension.

This would form a 'wrap-around layout'. The proposed ground floor front extension would project forward 1.3m and would have a width of 4.8m. The side elevation of the extended dwelling would measure 13.5m on the ground floor. The ground floor proposed rear extension would project 4.5m from the rear elevation of the original dwelling. The cumulative width of the side and rear extension would be 7.6m; this section would be served by a flat roof, which would measure 2.6m in height.

The proposed first-floor front extension would project forward 1.3m and would have a width of 2.5m. The side elevation of the extended dwelling at first-floor would measure 12m in depth. The proposed first-floor rear extension would project 3m in depth and have a width of 4.9m; this would be set-in from the party boundary shared with No.41 by 2.8m. The two-storey side extension would be served by a dual-pitched roof, which would measure 4.8m at the eaves and 6.7m at the tallest point (the ridgeline). The two-storey side and rear extension would be served by a hipped roof, which would measure 4.8m at the eaves and 6.3m at the tallest point (the ridgeline). The proposed two-storey front extension would be served by a dual-pitched roof, which would measure 4.9m at the eaves and 5.7m at the ridgeline.

Consultations

Tarbock Parish Council: - No comments received.

Representations

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by way of site notice. No representations have been received.

Planning History

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Relevant Policy

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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

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In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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:

- f) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- g) The design and materials used would reflect those used on the original dwelling
- h) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- i) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- j) 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 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. 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.* The SPD furthers that *either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall front wall of the first-floor of the extension should be set-back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This can be relaxed, however, if because of a staggered or irregular arrangement of the dwellings in the street or corner*

location, the extension would not create an actual or potential terracing effect.

The application property is situated within a staggered building line of other semi-detached properties and therefore, the proposed two-storey side extension would not create an actual or potential terracing effect and consequently, it would be acceptable to relax the 1m set-off from the boundary to the side of the property or the 1m set-back of the first-floor front elevation.

The proposed two-storey side extension would be served by a dual-pitched roof, which would emulate the pitch and design of the roof of the main dwelling and moreover, would be lowered in contrast to the ridgeline of the original dwelling. This would comply with the guidance for two-storey side extensions and ensure that the proposal presents as a subordinate addition to the dwelling.

The proposed first-floor side elevation would include a window, to the middle of the elevation, which would serve a hallway. Given that the proposed two-storey side extension would be erected closer to the side boundary shared with No's 45 & 47, it would be necessary for this window to be constructed with obscure-glazing to mitigate any overlooking into the private amenity area and inside the rear conservatory to the ground floor. This would be secured by condition. This would accord with the Householder Development SPD which advises that *windows in extensions should not directly overlook adjacent property in close proximity and should not allow overlooking into neighbours' dwellings*. There are no further windows to the side elevation of the proposed two-storey side extension and therefore no further concerns of overlooking, visual intrusion are raised.

The proposed development would be erected within close proximity to the side boundary, shared with No's 45 & 47; these properties are two flats within a converted dwelling. There would be an interface distance of 5.8m between the side elevation of the proposed development and the side elevation of No's 45 & 47. This interface distance would be considered sufficient to ensure that no unacceptable impact to living conditions and residential amenities of the occupants of No's 45 & 47.

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 proposed two-storey side extension would remove external access to the rear garden and the side of the dwelling. The locality is a combination of open and closed-plan design and layout. Normally, the Local Planning Authority would expect a bin store to screen and soften refuse bins, in accordance with the SPD, however, upon Officers' site visit, it is considered that multiple properties keep their refuse bins within the front garden area, given the number of properties which do this, it would not be considered that given the street context and locality, that it would warrant a reason for refusal and would not be considered to meet the conditions test on this occasion, as it would not be deemed necessary or reasonable.

Two-storey rear extension:

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*. The Householder Development SPD further 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 project 3m from the rear extension and would not come within 7m from the rear boundary, and subsequently, would comply with the Householder Development SPD. The proposed first-floor element of the rear extension would be set-in from the party boundary shared with No.41 by 2.8m. This would ensure that the impact to residential amenities and living conditions would not be detrimentally impacted by the proposal. The closest window on the first-floor rear elevation of No.41 serves a bathroom and is obscurely glazed and therefore, further ensures that no detrimental impact to amenities occurs. The ground floor rear extension of No.41 is served by a large glass lantern with patio doors to the rear elevation; therefore, the proposed two-storey rear extension would not cause any unacceptable impact to amenities. Windows are concentrated to the rear elevations and therefore, no severe harm by overlooking or visual intrusion would be considered to occur as a result of the proposed development.

The proposed development would breach the 45-degree rule taken from the closest habitable windows of No's 45 & 47. This was discussed with the agent who has amended the first-floor and has reduced the first-floor rear projection to not project beyond 3m to ensure that the proposed development would comply with the guidance of the SPD. As outlined, the ground floor would breach the 45-degree rule by 0.5m, however, it is considered that there is sufficient interface distance between the properties to sufficiently off-set any impact from overshadowing.

Consideration has also been given to the expansive walling of the side elevation which would result in a level of poor outlook to amenities and enjoyment of the private garden area. Although, given the driveway to the side of No's 45 & 47, which would retain an acceptable level of interface distance and ensure that that the proposal would not result in an unacceptable impact from an oppressive and unduly dominant appearance.

Furthermore, although the cumulative side elevation of the proposed development would result in a large degree of blank walling (excluding the small window to the first-floor) and would result in a degree of poor outlook to amenities, however, given that views to the south and west would remain open and offset the impact from the proposed development. For these reasons, it is considered that the proposal would result in a degree of harm to amenities by way of outlook, however, it would not be considered to result to an unacceptable level of harm to outlook which would substantiate a refusal and for the factors outlined, the harms identified are sufficiently mitigated or offset to ensure that the proposal would not be to an unacceptable degree.

Single-storey rear extension:

The Householder Development SPD outlines that *a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only*

be permitted if it does not breach the 45-degree rule.

The proposed rear extension would project 4.5m at ground floor level, however, the paired, semi-detached property (No.41) has erected a single storey rear extension on the party boundary; the proposed rear extension would not project 4m beyond the rear elevation of No.41's rear extension and subsequently would not result in unacceptable overshadowing or appearing unduly dominant to the occupants of No.41 and their living conditions. Openings are concentrated to the rear elevation and therefore no unacceptable residential amenity issues by way of overlooking or loss of privacy would be considered to occur.

Front extension:

The SPD also states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas, and that style, design, materials and scale of front extensions should respect the character of the surrounding residential area. Furthermore, any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.

The proposed development would have a modest projection of 1.3m. Most of the properties in the street scene benefit from small front porch extensions at ground floor. The proposed front extensions would be of a sensitive design, in which it would be appropriate to the dwelling and the wider street scene. The proposed front extension is of a modest scale, form and massing to ensure that the proposal would respect the character of the surrounding residential area and would not detrimentally alter the building line and due to the sensitive scale, the reduced ridgeline and modest projecting gable, this element of the proposal would not dominate the existing dwelling or significantly disrupt the uniformity of the other semi-detached dwellings in the street scene. Furthermore, it is considered that a semi-detached dwelling with this sufficient suitable set-back from the highway would be able to accommodate a modest front extension which would retain a design that is subordinate to the dwelling and would not present incongruous in the street scene.

Materials:

The existing property is brick facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans do not contain any information or annotations on materials, however, the standard planning condition for matching exterior materials of the proposal to match the external materials of the original dwelling, would be applied.

HIGHWAYS

The application property can accommodate 2 no. vehicles within the curtilage of the dwelling. The proposed development would remove space to the side of the dwelling with the side and front projection. This would leave 1 no. space within the plot of the dwelling.

The proposed development would see the property contain 4 no. bedrooms. The Householder Development SPD stipulates that for properties with 4+ no. bedrooms that the dwelling should have 3 no. parking spaces within the plot of the dwelling. The submitted plans do not show any expansion to the driveway and the application has not been supported by a parking plan. Therefore, a condition will be included to ensure that the proposed development would not create insufficient levels of in-plot

parking provision. Given that the property would have 4 no. bedrooms, 2 no. parking spaces in the cartilage would be acceptable to ensure that the proposal would not result in any unacceptable highway safety impact or inadequate parking levels.

OTHER ISSUES:

SITE CONSTRAINTS (COAL)

The application site is identified as a low-risk area for previous coal mining activity. An informative relating to this will be included on the decision notice for the attention of the applicant 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.

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) No part of the development hereby permitted shall be used or occupied until the proposed window on the side elevation as indicated on dwg.Ref. Proposed Side Elevation 1, dwg.No. P06 REV B, date received, 12/08/2025, has been glazed with obscure-glass to level 4/5 and shall be retained as such with level 4/5 obscure-glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property 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.

- 5) No part of the development hereby permitted shall be used or occupied until an area of hardstanding (in addition to the existing within the curtilage of the dwelling) has been laid out in full accordance with this condition:
The hardstanding shall be laid out so that the total area of accessible hardstanding shall measure a minimum of 5 metres by 5.7 metres, is provided and the existing dropped kerb shall be extended to the width of a minimum of 5.7 metres, to allow full access to the hardstanding.

The additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking, together with the driveway retained 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 (2023), 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
14/04/2025	P01	-	PROPOSED GROUND FLOOR LAYOUT
14/04/2025	SL01	-	LOCATION PLAN
28/07/2025	P02	REV A	PROPOSED FIRST FLOOR LAYOUT
12/08/2025	P04	REV A	PROPOSED FRONT ELEVATION
12/08/2025	P05	REV B	PROPOSED REAR ELEVATION
12/08/2025	P03	REV B	PROPOSED ROOF LAYOUT
12/08/2025	P06	REV B	PROPOSED SIDE ELEVATION
28/07/2025	P07	REV A	PROPOSED SIDE ELEVATION 2

Signed Case Officer³:

Reece Black

³ 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

**Signed Authorising
Officer⁴:**

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.

⁴ 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