

APPLICATION NO: 25/00623/PDE

CASE OFFICER: Kate Pickles

WARD: Page Moss

PARISH: N/A

LOCATION: 171 Kingsway, Huyton, Knowsley, L36 2PN

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

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.85 METERS

MAXIMUM HEIGHT: 3.25 METERS

HEIGHT OF EAVES: 2.98 METERS

Site description

The application site is a two-storey terrace dwelling set within a rectangular plot fronting on to Kingsway Road. The application site is in an area designated as a primarily residential area and to the east of the site there is land designated as Urban Greenspace. There are houses to the north, east, south and west of the site and the adjoining neighbour 169 Kingsway has a similar single storey extension.

Proposal

This proposal is for a single storey rear extension, the current conservatory at the property will be demolished prior to the commencement of building work for the proposed extension.

- The length of the extension would be 5.85 meters,
- The width would be 4.04 meters
- The maximum height would be 3.25 meters with an eaves height of 2.98 meters.

Consultations

N/A

Representations

The proposal was publicised via letters sent to 6 neighbours; no representations have been received.

Planning history

25/00413/PDE – Prior approval for a single storey rear extension, prior approval refused
25/07/2025

Relevant policy

Town and Country Planning Act (General Permitted Development) (England) Order 2015 (as amended). This relates specifically to Schedule 2, Part 1, Class A.

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 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

General Permitted Development Order (GDPO) 2015

Under article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GDPO), planning permission is granted for the enlargement of a dwellinghouse subject to limitations and conditions.

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1(g) states that for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height.

The proposed development would not contravene the criteria outlined in the GDPO and specifically within Schedule 2, Part 1, Class A. the proposal would be at a depth which is more than 3m but less than 6m, the height of the eaves would not exceed 3m at the tallest point would not exceed 4m.

The proposed development is considered to comply with the rest of Schedule 2, Part 1, Class A and subsequently overall, the proposed development would comply with all relevant criteria.

Conclusion

The proposed development complies with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, in line with the legislation, prior approval is required and granted.

Recommendation

Prior Approval is required and granted. The proposal complies with the requirements of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 06/01/2026

Informative

N/A

Schedule 1:

Date received	Drawing. No	Revision	Drawing/Document Title
17/11/2025	1002		Site_Plan_Existing+Proposed
17/11/2025	1002		GA_General Proposal

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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