

<u>APPLICATION NO:</u>	25/00259/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	48 Elder Place, Halewood, Knowsley		
<u>PROPOSAL:</u>	RETENION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application property is a 2-storey, detached dwellinghouse and is a combination of brick (with two colours employed – red and blue) and render facing to its front, side and rear elevations, together with dark grey / anthracite UPVC openings and grey, flat, concrete roof tiles.

The front elevation is considered to be the gable wall orientated to front the highway of Elder Place, which also contains the principal windows of the property; this elevation is north /north-east facing. The property is located at an oblique position facing the highway, at a slightly diagonal angle. Hardstanding is provided to the side of the dwelling, adjacent the entrance to the property. The rear garden spans a depth of 9.4 from the rear elevation of the extension to the rear plot boundary. Refuse bins are housed within the rear garden and external access is taken by a timber gate.

Immediately to the west of the property is an adjacent dwelling which mirrors the application site, with other residential dwellings located to the south-west and south/south-east of the application site which form this cluster of dwellings. The property is located within a modern housing estate.

The 50 no. dwellings within the estate have had permitted development rights withdrawn via condition (see planning history section of the report).

Proposal

The proposal is for the retention of a single storey rear extension.

The extension a depth of 4m from the original rear wall of the dwelling and spans a width of 4.6m. This extension is served by a flat roof, which measures at a height of 3m from the roof – the roof also contains 1 no. flat skylight which measures 3.2m from ground level and is the highest part of the development. The rear elevations fenestration includes french doors and 1 no. full height window.

Consultations

None required.

Representations

This application has been publicised by letters sent to 5 neighbours. One representation was

received as a result of the publicity given to the application.

The representation received raises no objections and in summary outlines that the extension has provided more privacy into the rear garden from another neighbour who have installed a raised decking area.

Planning History

APP. NO: 25/00005/CLD
PROPOSAL: CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY REAR EXTENSION
DECISION: WITHDRAWN
DECISION DATE: 23 April 2025

APP. NO: 16/00822/FUL
PROPOSAL: ERECTION OF 50. NO DWELLINGS (INCLUDING 20/ AFFORDABLE DWELLINGS) TOGETHER WITH ASSOCIATED ACCESS AND WORKS).
DECISION: GRANTED
DECISION DATE: 28 March 2017

Condition 13 of the 16/00822/FUL states that, *notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification):*

1. *No external alterations shall be carried out to the dwellings*
2. *No extensions shall be carried out to the dwellings*
3. *No garages or carports shall be erected within the curtilage of the dwellings*
4. *No vehicle standing space shall be provided within the curtilage of the dwellings*
5. *No buildings, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings*
6. *No means of access shall be constructed to the curtilage of the dwellings*
7. *No windows or dormer windows shall be added to the dwellings*

Other than those expressly authorised by this permission, or pursuant to a condition, unless planning permission for such development has been granted by the Local Planning Authority

Reason: To protect the residential and visual amenities of the area, safeguard the character of this residential development and to comply with the National Planning Policy Framework; Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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

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 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

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

The Householder Development SPD states that *single storey 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 further states 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 4m from the rear elevation of the existing dwelling.

The completed development would comply with the Householder Development SPD as it would not project more than 4m from the original rear wall of the dwelling.

The rear extension runs parallel to the shared boundary treatment with No.49 set off-by 1.3m. Given that the proposal would comply with the projection parameters as outlined, the fact that the application property and No.49 are detached dwellings and that the proposal (at its closest corner) is located 0.9m from the party boundary, it would be considered to have a limited and acceptable degree of impact to the residential amenities of the occupants of No.49. Openings are concentrated to the rear elevation, subsequently no privacy issues are raised and would accord with 7.4 of the SPD.

No other properties are considered to be impacted by the rear extension. The extension would be sited 1.2 m from the boundary shared with No.47 and over 12m from the rear elevation of No.47. Given the distance and orientation to the closest property, it is considered that the impact of the extension is very limited.

The completed development is served by a flat roof, although the SPD generally advises that proposals be served by pitched roofs, given the development is single storey in scale and confined to the private rear amenity area it is not prominently or readily visible in the street scene and therefore is acceptable, moreover, the flat roof further mitigates the impact on neighbours from its reduced height.

The SPD (6.14) outlines that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out, the storing of refuse bins, etc.*

The submitted plans show that over 50% of the rear garden would remain usable and given that the proposal at its closest would be sited 0.8m at its closest to the plot boundary, would ensure that adequate room is retained around the dwelling and not result in a cramped appearance. Existing refuse bins arrangements would not be affected, and bins can still be stored within the rear garden.

The completed development is faced predominantly with red brick with a blue layer to the bottom of the elevations to emulate the design of the original dwelling. The fenestration materials employed match the existing opening materials found elsewhere on the property. The roof is constructed with glass-reinforced plastic but given this serves the flat roof of a single storey, rear extension, would not be readily visible and acceptable. The external facing materials are acceptable and ensure the completed development responds positively with the original dwelling.

HIGHWAYS

The completed development is for a rear kitchen extension. The rear extension does not increase the number of bedrooms or remove any existing parking provisions, consequently, the proposal would not impact on existing parking arrangements or pose any highway safety concerns and is therefore acceptable.

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:-

- 1) The completed development hereby permitted for retention shall remain in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/04/2025	48EP/03	-	EXISTING AND PROPOSED ELEVATIONS
21/04/2025	48EP/01	-	EXISTING AND PROPOSED FLOOR PLANS
21/04/2025	48EP/SP02	-	SITE PLAN
21/04/2025	48EP/SP01	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 10/06/2025

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