

APPLICATION NO: 26/00348/FUL

CASE OFFICER: Kate Pickles

WARD: Halewood North

PARISH: Halewood Town Council

LOCATION: 27 Trispen Close, Halewood, Knowsley L26 7YP

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Site description

The application property is a two-storey, semi-detached dwellinghouse set within a rectangular plot fronting on to Trispen Close. The dwelling is in a Primarily Residential Area, and the wider area is characterised by semi-detached and detached dwellings with greenspace to the south.

Proposal

Permission is sought for the erection of a single storey side and rear extension. The extension would be a wrap-around L shape extension. The rear element of the extension would project 2m from the existing rear elevation of the main dwelling, be 8m in width and ridge height of 3.4m and an eaves height of 2.5m. The proposed side element of the extension would be 2.7m in width, 4.1m in length and 3.4m in height with an eaves height of 2.5m. The proposal would serve as an extended kitchen and dining area.

Consultations

None required.

Representations

This application was publicised through letters sent to 9 neighbours. One representation has been received as a commenting on the application as a result of this publicity.

The representation raises no objections to the single storey side and rear extension but notes that the applicants do not have permission to disrupt the representatives existing fence.

Planning history

No relevant planning history.

Relevant policy

Policy 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.

S4: Principle of development within settlements

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

CS2 – Development Principles

CS19 – Design Quality and Accessibility in New development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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 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

Scale, Design and residential amenity

The Householder Development SPD advises that a single storey rear extension located on or immediately adjacent to the party boundary of a neighbouring property will normally be acceptable if it does not project more than 4m from the existing rear elevation of the host dwelling. The proposed rear extension would be located 0.1m from the boundary of No.26 and would be immediately adjacent to the opposite side boundary which abuts the rear gardens of No.12 and No.13 Bodmin Way. The proposed rear extension would be single storey and have a projection of 2m therefore complying with the SPD guidance regarding scale, which allows projections of up to 4m for single storey rear extensions. The proposal is therefore considered acceptable in terms of scale.

The Householder Development SPD further advises that extensions must adequately protect neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree. The proposed rear extension complies with this guidance through the modest height of 3.4m and projection of 2m. The proposed side element of the extension would also be modest in scale at 3.4m in height and 2.7m in width. The impact on No.13 is considered minimal given the distance retained between the proposed extension and the rear elevation of No.13. This ensures no undue dominance, overshadowing or loss of light can occur. The absence of windows to the side also ensures that there are no opportunities for overlooking or the perception of overlooking. As such, the proposal is considered acceptable in terms of the impact on No.13. The modest projections and scale of the proposed extensions ensure the avoidance of an overbearing impact on neighbouring dwellings to either side. The proposal therefore complies with SPD guidance regarding the avoidance of overshadowing or overbearance.

The SPD also advises that extensions should not detract from neighbours' privacy. The proposed side extension complies with this guidance as no windows are proposed to the side elevation therefore ensuring no overlooking or the perception of overlooking would occur. The proposed rear extension also complies with this guidance as the 2no. windows and 1no. glass doors to the rear elevation would not give rise to any privacy concerns given their ground floor siting, existing boundary treatments and the creation of no new viewpoints beyond those already available from the rear elevation. The proposal is therefore considered acceptable in terms of residential amenity.

The Householder Development SPD further advises that side and rear extensions should use materials that are the same or similar to the ones used on the existing dwelling. The proposal complies with this guidance by using roof tiles, fascias, gutters, uPVC windows and doors and brickworks to match the host dwelling. The extension would also have a pitched roof that is hipped where the rear and side extensions meet. This echoes that of the main dwelling therefore maintaining visual cohesion. The proposal would also not be visible from the street scene of Trispen close as the side extension would be located behind the existing garage. The proposed extension is therefore considered to have no impact on the character of the surrounding area. The proposal would be in keeping with the established character of the dwelling and is considered acceptable in terms of design.

One representation received in response to the publicity of the application raises concerns that the applicant does not have permission to interfere with or modify the existing boundary fence. The proposal would be located wholly within the application site and would not encroach onto neighbouring land. As such, the development would not require the removal, alteration, or disruption of the existing boundary treatment as part of the proposed works.

Highways

The proposed extension would be located to the side and rear of the dwelling and would not impact the existing parking arrangements available at the property. The proposal would also not increase the number of bedrooms within the dwelling and would therefore not increase the off-street parking demand. As such, the existing parking arrangement remains sufficient to serve the needs of the property and is considered acceptable in terms of highway safety.

Other considerations

Coal consultation zone – see informative.

Conclusion

The proposed side and rear extension are considered acceptable in terms of design, scale, residential amenity and highway safety. The proposal would also comply with the relevant NPPF, Core Strategy and Replacement UDP policies 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 no later than the expiration of three years beginning with the date of this permission.

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
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Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

23/07/2026	1235-ABF-XX-ZZ-DR-A-001		Location Plan
23/07/2026	1235-ABF-XX-ZZ-DR-A-004		Proposed Floor and Roof Plans
23/07/2026	1235-ABF-XX-ZZ-DR-A-005		Proposed Elevations

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 11/09/2026

Informative

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

What is a permit and how to get one? - GOV.UK (www.gov.uk)

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note 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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