

APPLICATION NO: 26/00251/FUL **CASE OFFICER:** Louise Robinson

WARD: Halewood South **PARISH:** Halewood Town Council

LOCATION: 292 Higher Road, Halewood, Knowsley, L26 9UF

PROPOSAL: ERECTION OF A SINGLE STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION AND 2NO. HIP-TO-GABLE EXTENSIONS; WITH 2NO. ROOFLIGHTS WITHIN THE FRONT ROOF-PLANE AND 2NO. ROOFLIGHTS WITHIN THE REAR ROOF-PLANE

Site Description

The application site comprises a single storey detached bungalow located on a corner plot of Higher Road. The dwelling is characterised by a mixture of brick and pebbledash render to all elevations and has a hipped tiled roof with small cross-gables above the bay windows to the front elevations. The property currently benefits from a single storey garage to the side and a flat roof extension to the rear. The property also previously benefitted from various outbuilding structures within the side and rear gardens which have since been demolished. There is extensive structural damage to the existing dwelling.

The neighbouring dwelling to the west No.290 benefits from a single storey garage to the side and a small single storey flat roof extension to the rear. To the north of the site is the highway of Higher Road and a mixture of single storey and two-storey detached, semi-detached and terraced dwellings. To the east of the site is the highway of Old Hutte Lane and Highfield Farm. To the south of the site is New Hutte Woods, with a railway track and the Jaguar Land Rover Complex being situated further south from the site.

Proposal

Planning permission is sought for the erection of a single storey front extension, a single storey rear extension, 2no. hip-to-gable roof extensions and 2no. rooflights to be installed within the front roof-plane and 2no. rooflights to be installed within the rear roof-plane.

Single storey front extension

The single storey front extension would project 1.6m beyond the existing front elevation and would have a width of 10.1m. The extension would have three gable tiled roofs to the front, with two of the pitches almost replicating the existing small, pitched roofs. The two smaller pitched roofs would have eaves heights of 3.0m and would have ridges of 4.8m. The larger pitched roof would have a ridge height of 5.9m and would incorporate a dropped ridge of 0.3m from the existing roof of the dwelling.

The extension would be finished in brick to match the existing dwelling, and each small pitch would each have one window within the front elevation. Within the middle of the extension, new double doors with glazing would be installed and would

incorporate an apex window above.

Single storey rear extension

The single storey rear extension would project 3.5m beyond the existing rear elevation would have a width of 10.1m. The extension would have a dual-pitched roof with two rooflights installed (one within each roof-plane) with an eaves height of 3.0m and a ridge height of 5.6m. The extension would also incorporate a dropped ridge of 0.7m.

The extension would be finished in brick to match the existing dwelling and would have bi-fold doors installed within the rear elevation.

Hip-to-gable extensions

Each hip-to-gable roof extension would have a width of 10.6m, have a length of 3.3m and would have a height of 3.2m.

The new gable roof's would be finished in tiles to match the existing roof and the new gable ends would be finished in brickwork to match the existing dwellinghouse.

Other alterations

Four rooflights are to be installed within the roof of the dwellinghouse. Two would be installed within the front roof-plane and two would be installed within the rear roof-plane.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

26/00236/CLD CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE
ERECTION OF A GARDEN AMENITY BUILDING

Granted (13 July 2026)

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

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 Primarily Residential Area

Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder 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 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

RESIDENTIAL AMENITY AND DESIGN

Single storey front extension

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The proposed front extension would have a width of 10.1m and would project 1.6m beyond the existing front elevation. The extension would detail two small, pitched roofs and a larger pitched roof within the middle of the extension.

Considering the impact on 290 Higher Road, the extension would project 6.1m beyond the front elevation of the neighbouring dwelling, as the application site currently projects 4.5m beyond the front elevation of No.290. The front extension would not

exceed the 45-degree rule and would not impact the neighbouring dwellings nearest habitable window. As such, the front extension would not impact the amenity of No.290.

The single storey front extension would be visible from the wider street scene of Higher Road. The introduction of the new small gables to the front elevation raises no visual concerns, as they would slightly mimic the design of the existing front gables at the dwelling. With regards to the new larger gable within the middle of the extension, this feature also raises no concerns, as the roof would match that of the proposed roof-profile of the wider dwelling (gable) and would provide a modern feature to the design of the extension. The extension would also be finished in brickwork to match the existing dwelling. As the materials and roof design would match that of the existing dwelling, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The introduction of the windows within the front elevation of the small gables and the doors, glazing and apex window within the middle of the extension raises no overlooking concerns, as these fenestrations would not create any additional views not already available from the front of the dwellinghouse.

In summary, the single storey front extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

Single storey rear extension

The Householder Development SPD advises 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.

The SPD advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The proposed single storey rear extension would have a width of 10.1m and would project 3.5m beyond the existing rear elevation. The proposed single storey rear extension therefore complies with the SPD 4m guidance.

The single storey rear extension would not project beyond the rear elevation of the neighbouring dwelling 290 Higher Road (to the west).

The rear extension would have no impact on the neighbouring property to the east of Highfield Farm.

The extension would have a dual-pitched roof with two rooflights installed (one within each roof-plane) and would be finished in brickwork. As the materials and roof-profile would match the existing dwelling, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms. The bi-fold doors within the rear elevation raise no overlooking concerns.

In summary, the proposed single storey rear extension is considered to be acceptable

in terms of an impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

Hip-to-gable extensions

The hip-to-gable extensions would be Permitted Development under Schedule 2, Part 1, Class B of the GDPO 2015 (as amended), as they would not exceed the height of the highest part of the existing roof, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling and fronts a highway. Each hip-to-gable extension would provide an additional roof-space of 18.66m³. When combined together, the total roof-space that the gable extensions would provide would be 37.32m³. As such, the hip-to-gable alterations would not exceed the cubic content of the original roof-space by more than 50m³.

Other alterations

The four rooflights to be installed (two within the front roof-plane and two within the rear roof-plane) within the roof of the dwellinghouse raise no overlooking concerns due to their slanted placement within the roof. Furthermore, the rooflights could be installed under permitted development under Schedule 2, Part 1, Class C of the GDPO 2015 (as amended), provided that the rooflights would not protrude more than 0.15m beyond the plane of the slope of the original roof and would not exceed the highest part of the roof.

HIGHWAYS

The dwelling would remain as a three-bedroom dwelling.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey front extension. The Householder Development SPD advises that the parking provision of a three-bedroom dwelling should provide 2 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

Drawing No.02 indicates that the front of the driveway would be landscaped to provide a garden area and a driveway which would have a width of 11.0m and would have lengths of 6.9m (at its shortest point) and 12.4m (at its longest point), due to the shaping of the plot. The new driveway would provide three parking spaces at minimum; each measuring 5.0m x 3.0m, complying with the SPD's dimensions. Additionally, an additional parking space is available on the vehicle crossover to the dwelling.

As such, the parking availability more than complies with the SPD's guidance and the proposed extensions would not cause any harm to the highway safety.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, 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 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 extensions 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) The parking provision shown within the curtilage of the approved plans 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 dwellinghouse. The new driveway must provide two parking spaces at minimum, each measuring 5.0m x 3.0m. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26.05.2026	01	-	LOCATION PLAN
26.05.2026	02	-	EXISTING AND PROPOSED SITE PLANS
09.06.2026	03	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Louise Robinson

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

30/07/2026

Informatives

Not applicable.

Site Photographs

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