

<u>APPLICATION NO:</u>	25/00498/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	22 Chartwell Grove, Halewood, Knowsley, L26 6LP		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION TOGETHER WITH THE EXTENSION OF EXISTING DRIVEWAY TO PROVIDE ADDITIONAL PARKING		

Site Description

Two-storey 3-bedroom detached dwelling located on the cul-de-sac of Chartwell Grove, Halewood. The dwelling is characterised by brickwork to all elevations; with render to the front elevation at first-floor level, a hipped tiled roof which gables towards the front of the dwelling and white UPVC windows.

The property previously benefited from a conservatory to the rear and will soon benefit from a single storey rear extension (approved under planning reference 25/00383/FUL). To the side of the dwelling is a single storey garage, W.C. and utility room which is thought to be original to the dwelling. The single storey side aspect also projects beyond the front elevation to incorporate a porch.

There is also off-street parking available for 2no. vehicles to the front of the dwellinghouse (1no. comfortably on the driveway and 1no. slightly overhanging onto the vehicle crossover).

Proposal

Planning permission is sought to erect a first-floor extension to the side.

The proposal also includes the extension of the existing driveway to provide additional parking provision to the front of the property.

The extension would have a width of 2.97m and a depth of 8.60m (comprising the whole side elevation). It would have a hipped tiled roof, with an eaves height of 5.10m and a ridge height of 7.45m. 1no. UPVC window would be installed within the front elevation, 1no. UPVC window would be installed within the rear elevation, and 1no. UPVC obscurely-glazed window would be installed within the side elevation (side of electrical sub-station).

It would allow for an additional 4th-bedroom with en-suite, and a larger 3rd-bedroom.

Consultations

Highways – No comments received.

Representations

This application has been publicised by letters sent to 11 neighbours. No comments or

objections were received during the consultation period.

Planning History

25/00383/FUL	Erection of a single storey rear extension (demolition of existing conservatory) Granted (01.08.2025)
96/00651/APP	Erection of 42no. detached dwellings. Granted (23.01.1997)
96/00641/APP	Application for Reserved Matters in respect of landscaping. Granted (20.01.1997)
96/00530/APP	Erection of 94no. detached houses and alteration to Cartbridge. Granted (10.12.1996)

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 CS7	Transport Networks
Policy CS19	Design Quality and Accessibility in New Development

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

Policy H5	Development within Primarily Residential Areas
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SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel 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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) 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 to be 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 to highway users by obstructing visibility for pedestrians or drivers of motor vehicles
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

As such, the first-floor side extension would be considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

The Householder Development SPD advises that first-floor 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.

The SPD also outlines 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.

Whilst the side extension would not be set back from the main front wall of the original

dwelling, there would be a distance ranging between 0.87m – 1.30m between the side elevation of the extension and the shared boundary. Whilst the distance would be slightly less than the required 1m (as per the SPD) towards the front of the dwellinghouse, as there is no direct neighbour to the right-hand side of the property and only an electric sub-station, this distance is considered to be acceptable.

Additionally, there is no risk of a terracing effect due to the dwellinghouses detached nature and a change in orientation of neighbouring dwellinghouses to the right-hand side of the application site.

Impact on No.21 Chartwell Grove

The first-floor side extension would be located away from No.31 and therefore would have no impact on the amenity of the neighbouring dwelling to the left-hand side.

Impact on the Sub-Station

To the right-hand side of the dwelling, there is no direct neighbour, only an electricity sub-station. The extension would have no impact on this sub-station, as it would be contained within the boundaries of the application site.

Impact on No.2, No.4 and No.6 Hever Drive

Whilst the application sites side boundary shared the boundaries to the rear of No's 2 – 6, the erection of a first-floor side extension would not have a negative impact on the residential amenity of these dwellings, as there is a distance ranging between 12m – 16m from the application sites boundary to the rear elevations of these dwellings.

The additional windows (1no. front elevation, 1no. rear elevation and 1no. side elevation) would not raise any overlooking concerns as they would not provide any additional views not already available from the front and rear elevation. Whilst the SPD advises that windows in side elevations are rarely acceptable, as this window would serve an en-suite (considered to be a non-habitable room) and would have obscure-glazing installed, this window does not raise any concerns. A condition would be placed on any potential granting of planning permission, to ensure that this obscure glazing is installed to protect the amenity of No.4 and No.6 Hever Drive.

Therefore, the first-floor side extension is considered to be acceptable in terms of any impacts on the residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Design

The first-floor side extension would be visible from the wider street scene of Chartwell Grove.

The proposed elevation provided (drawing no.07a) indicates that the front elevation would be finished in a render to match existing and would 'wrap-around' to the side elevation to match the existing detail of the property. The side elevation and rear elevation are to be finished in a brickwork to match existing. As the existing dwelling is rendered at first-floor level and this finish has been included on the adjacent wall of the extension, the proposed extension is considered to be acceptable in visual terms.

The extension would have a hipped tiled roof. As the existing dwellings roof-profile is a hipped roof, it is considered that the proposed roof-profile would be acceptable, as it

would match that of existing and would comply with the Householder Development SPD guidance.

The windows to be installed would be UPVC. The additional windows would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Overall, the extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Highways

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erection a first-floor side extension. It also advises that the parking provision for a 4+ Bedroom Property should provide 3no. parking spaces within the curtilage.

At present, the dwellinghouse currently benefits from 1no. 'comfortable' off-street parking space. Google Earth satellite imaging from May 2023 indicates that 2no. vehicles have been parked on the existing driveway at one-time, however one of the vehicles overhung onto the vehicle crossover.

When measuring the existing site plan (drawing no.02a), the current driveway (including the crossover) has a length of 8.70m and a width of 2.50m.

The proposed site plan (drawing no.02a) indicates that the driveway would be extended by a further 2.75m, to allow for an additional off-street parking space. The driveway (including existing) would allow for 2no. vehicles to park side-by-side. Whilst the Householder Development SPD outlines that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m, given that the current driveway has a width of less than 3.0m, it is considered that the extension of 2.75m would not have a negative impact on highway safety and would increase the on-site parking provision to 2no 'comfortable' spaces.

The driveway would be finished in a porous tarmac (as per drawing no.02a). As such, it is considered that provisions would be in place to direct run-off water from the hard surface to a permeable or porous area.

A condition will be included within the granting of planning permission for the vehicle crossover to be extended to allow for access onto the extended driveway.

Additionally, whilst the parking provision would still be less than the required 3no. spaces (in terms of measurements), as 2no. parking spaces would still be provided, it is considered that a shortfall of 1no. parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable.

Overall, it is considered that the proposed extension would be in accordance with the Householder Development SPD and Policy H8 and would not have any negative impact on highway safety.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highways. 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 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 within the side elevation of the proposed extension as indicated on Drawing No. 07a has been glazed with obscure glass to level 4/5. The obscure glazed side elevation shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties 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) The parking provision shown within the curtilage of the dwelling on 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 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.

- 6) No part of the accommodation / development hereby consented shall be occupied until the parking provision shown on Drawing No.02a and associated footway crossing modifications have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02.09.2025	01	-	Location Plan
02.09.2025	02	A	Site Maps – Existing and Proposed
02.09.2025	06	A	Plan as Proposed
02.09.2025	07	A	Elevations as Proposed

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Mark Quinn

Date:

27.10.25

Informatives

N/A

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

Site Photographs

