

<u>APPLICATION NO:</u>	26/00018/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	12 Yelverton Close, Halewood, Knowsley, L26 7YN		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR, SIDE AND FRONT EXTENSION		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on the cul-de-sac of Yelverton Close, Halewood. The dwelling is characterised by brick / pebbledash render to the front elevation, brick to the side and rear elevations, a gable tiled roof and grey UPVC windows.

The dwelling does not currently have any extensions. The property has off-street parking available to the side.

The attached neighbouring dwelling 14 Yelverton Close does not benefit from any extensions. The detached neighbouring dwelling 10 Yelverton Close benefits from a 'wrap-around' single storey flat roof extension to the side and front. To the rear of the site is a public footpath, which can be accessed via Okell Drive.

The application site is predominantly surrounded by residential dwellinghouses.

Proposal

Planning permission is sought for the erection of a single storey rear, side and front extension.

Single storey rear extension

The rear extension would project beyond the existing rear elevation by 3.0m and have a width of 7.4m. The extension would have a flat roof with a roof lantern installed, with a minimum height of 2.9m and a maximum height of 3.3m (when including the roof lantern).

The extension would have a render finish to the rear elevation and a brick finish to the side elevations. The extension would also have bi-fold doors and 1 UPVC window installed within the rear elevation.

Single storey side extension

The side extension would have a width of 2.3m and a total length of 11.9m; projecting 3.0m beyond the existing rear elevation and 0.9m beyond the existing front elevation. The extension would have a pitched tiled roof with 1 rooflight installed, which would hip towards the front of the extension to 'wrap-around' to connect to the proposed front extension. The extension would also have a brick finish.

Single storey front extension

The front extension would project beyond the existing front elevation by 0.9m and have a width of 4.5m. The extension would have a pitched tiled roof which would hip to the side to 'wrap-around' to connect to the proposed side extension.

The extension would have a render finish to the front and side elevation closest to No.14 and a brick finish to the side elevation closest to No.10. The extension would have a door and 1 UPVC window installed within the front elevation.

Other alterations

The wider dwellinghouse would also be finished in a new render finish to the front and rear elevations. The side elevation would remain as a brick finish.

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

No relevant planning history.

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 Areas

Policy H8 Extensions and Alterations to Residential Properties

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, or for the erection of enlargement of domestic garages and outbuildings, 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 proposed extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

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 rear extension would project beyond the existing rear elevation by 3.0m and would have a width of 7.4m. As the extension would not project more than 4.0m, the extension would comply with the SPD's guidance in terms of its projection.

Considering the impact on the detached neighbouring dwelling 10 Yelverton Close, the rear extension would project 3.3m beyond the rear elevation of No.10 and would be set in 0.4m from the shared boundary. Therefore, as the projection of the extension would fall below the guidance provided by the SPD, it is considered that the proposed rear extension would not have a negative impact on the amenity of the attached neighbouring dwelling and would be acceptable.

Considering the impact on the attached neighbouring dwelling 14 Yelverton Close, the rear extension would project 3.0m beyond the rear elevation of No.14 and would be set in 0.1m from the shared boundary. As the projection of the extension would fall below the guidance provided by the SPD, it is considered that the proposed rear extension would not have a negative impact on the amenity of the detached neighbouring dwelling and would be acceptable.

The extension would have a flat roof with a roof lantern installed. Whilst the extension would be slightly visible from Okell Drive given that Okell Drive is slightly higher than the application site, the extension would be shielded by boundary treatments and vegetation. Regardless of this, the proposed roof style would be in keeping with the character of the dwelling and the local area given its modern appearance, the proposed roof-profile is considered to be acceptable and would not have a negative impact on the visual amenity.

The extension would have a render finish to the rear elevation and a brick finish to the side elevations. As the materials would match the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

The bi-fold doors and 1 window to be installed within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension. Additionally, the materials of the proposed doors / windows would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey rear 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 H8 and guidance provided by the Householder Development SPD.

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a width of 2.3m and a total length of 11.9m; projecting 3.0m beyond the existing rear elevation and 0.9m beyond the existing front elevation.

Given that the side extension would be located next to the blank gable elevation of No.10's extension, the extension would not have a negative impact on the amenity of No.10.

There is no impact on 14 Yelverton Close, as the extension would be located away from No.14.

The extension would have a pitched tiled roof with 1 rooflight installed, which would hip towards the front of the extension to 'wrap-around' to connect to the proposed front extension. Whilst the roof-profile of the main roof is pitched, there are multiple examples of hipped 'wrap-around' extensions in the wider locality, and therefore, the proposed roof-profile is considered to be acceptable.

The single storey side extension would be visible from the wider street scene of Yelverton Close. The proposed extension would have a render finish to the front elevation and a brick finish to the side elevation. As the materials would match the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

Therefore, the single storey side 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 H8 and guidance provided by the Householder Development SPD.

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 particularly 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 project beyond the existing front elevation by 0.9m and have a width of 4.5m.

Considering the impact on the attached neighbouring dwelling 14 Yelverton Close, the front extension would not exceed the 45-degree rule and would not impact the neighbouring dwellings habitable windows. Therefore, the proposed front extension would not negatively impact the amenity of No.14 and is considered to be acceptable.

Considering the impact on the detached neighbouring dwelling 10 Yelverton Close, the front extension would not project beyond the existing front elevation of No.10, due to the neighbouring dwelling benefiting from a front extension projecting 1.3m. Therefore, the proposed front extension would not negative impact the amenity of No.10 and is considered to be acceptable.

The extension would have a pitched tiled roof which would hip towards the side to 'wrap-around' to connect to the proposed side extension. Whilst the roof-profile of the main roof is pitched, there are multiple examples of hipped 'wrap-around' extensions in the wider locality, and therefore, the proposed roof-profile is considered to be acceptable.

The front extension would be visible from the wider street scene of Yelverton Close. The extension would have a render finish to the front and side elevation (side closest to No.14) and a brick finish to the opposite side elevation (side closest to No.10). As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

Therefore, 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 H8 and guidance provided by the Householder Development SPD.

Other alterations

The wider dwellinghouse would also be finished in a new render finish to the front and rear elevations, to replace the existing half brick / half render design. Whilst a render finish would change the exterior design of the application site, it is considered that the render finish would not have a negative impact on the visual amenity of the street scene and is considered to be acceptable.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a single storey side / front extension. The SPD outlines that the parking provision for a 3-bedroom property should provide 2 spaces within the curtilage, measuring 5.0m x 3.0m on front driveways.

At present, the application site currently benefits from a driveway to the side of the property. The dimensions of the existing driveway are 5.6m x 2.7m, allowing for 1 vehicle to be parked comfortably. If the existing double gates to the side of the property were to remain open, an additional 1 vehicle could be parked to the side of the property.

Drawing No. A100 indicates that a new permeable driveway would be provided to the front of the property, with the existing parking space re-located nearer to No.14. The new driveway would measure 5.6m x 7.9m, with the length of the driveway reducing to 4.8m in front of the proposed front extension, allowing for 1 vehicle to comfortably meet the 5.0m x 3.0m requirements of the SPD. Whilst part of the driveways length would fall short of the 5.0m length requirement by 0.2m, it is considered that a second vehicle would be able to park on the driveway, as photographs taken on the site visit indicate that many of the properties within the locality have been extended to the front whilst also retaining enough 'parking area' to allow for a vehicle to park within the curtilage.

In the instance that an additional vehicle may not be able to park within the curtilage, the displaced vehicle would be able to park in-front of the application site on-street, without impacting on neighbouring dwellings.

Therefore, the proposal would not have a negative impact on highway safety and is considered to be acceptable.

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 development hereby permitted shall have a render / brick finish.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 4) 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.

- 5) No part of the accommodation / development hereby permitted shall be occupied until the parking provision shown on areas indicated in Drawing No. A100 and associated footway crossing modifications have been provided. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and safety and to comply with Policy CS7 of the Core Strategy.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

20.01.2026	A100	-	EXISTING AND PROPOSED SITE AND LOCATION PLANS
03.02.2026	A102	-	PROPOSED PLANS

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **23/03/2026**

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



