

<u>APPLICATION NO:</u>	26/00164/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	29 Ormskirk Road, Knowsley Village, Knowsley, L34 8HB		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION INCORPORATING A ROOF TERRACE ABOVE, REPOSITIONING AND INSTALLATION OF NEW WINDOWS AND DOORS, FORMATION OF NEW ARCHWAY TO FRONT ENTRANCE WITH EXISTING FRONT EXTENSION HEIGHT INCREASED, INSTALLATION OF NEW GATES AND BOUNDARY WALLS TO THE FRONT, INTERNAL RECONFIGURATION OF THE DWELLING AND INSTALLATION OF 3NO. ROOFLIGHTS TO THE FRONT ROOF-PLANE AND 2NO. ROOFLIGHTS TO THE REAR ROOF-PLANE.		

Site Description

The application site comprises a two-storey six-bed detached dwelling located on Ormskirk Road, Knowsley Village. The dwelling is characterised by brick to all elevations and has a gable tiled roof. The property currently benefits from a stone-clad single storey extension to the front, a sloped, gable roof outrigger to the rear, a small single storey W.C. extension to the rear and a detached single storey garage to the side/rear of the site. There is also a balcony to the rear of the site which had been boarded up at the point of carrying out a site visit. A large 'in-and-out' driveway can be found to the front of the property with a plot of semi-circular grass. The front boundary treatment currently consists of small brick pillars with metal curved gates and various vegetation. The rear garden is large in size and consists of various vegetation, gravel, grass and tarmac at present.

The neighbouring dwelling to the south 27 Ormskirk Road benefits from a part two-storey / part single storey extensions to the front, side and rear. The single storey extension to the rear of No.27 also incorporates a roof terrace above (approved under planning reference 21/00180/FUL – granted 25.05.2021). The neighbouring dwelling to the north 31 Ormskirk Road benefits from a single storey extension to the rear with a balcony above, a single storey side extension, a front porch extension and a two-storey front and side extension (approved under planning reference 23/02698/FUL – granted 06.02.2024). The surrounding area is characterised by residential detached dwellings which many have undergone 'modern' renovations. To the east of the site is greenbelt land.

The application site is situated within Flood Risk Zone 3.

Proposal

Planning permission is sought for the erection of a single storey rear extension incorporating a roof terrace above, repositioning and installation of new windows and doors, formation of a new archway to front entrance with the existing front extension height increased, installation of new gates and boundary walls to the front, internal re-

configuration of the dwelling and installation of 3no. rooflights to the front roof-plane and 2no. rooflights to the rear roof-plane.

Single storey rear extension – with roof terrace above

The single storey rear extension would have a width of 10.7m, would project 3.9m beyond the existing rear elevation and would sit 'in-line' with the existing gable roof outrigger. The extension would have a flat roof with a roof terrace above with a glass balustrade surround and would have a height of 3.5m (3.9m when including the glass balustrade).

The extension would have a brick finish to match the existing dwellinghouse and would have three arched-shape double doors and one 'upside-down' arched-shape window which would connect to the small, glazed portion of the proposed flat roof within the rear elevation.

Repositioning and installation of new windows and doors

In the front elevation at ground floor level, the existing living room window would be replaced with three smaller windows. The existing porch windows and doors would be replaced with three smaller windows. At first-floor level, the existing three windows would be replaced with new units in the same locations as existing.

In the rear elevation at first-floor level, the existing two windows would be replaced with new units in the same locations as existing. The existing balcony door and window would be replaced with new double doors which would provide access onto the new roof terrace.

The windows and doors within the side elevations of the dwelling would remain as existing.

Formation of new archway to front entrance with existing front extension height increased

The projection of the front extension as a whole would remain as 1.2m and the width of the extension would remain as 9.6m. The front extension would remain as a flat roof with the height of the extension increased from 2.8m to 3.2m.

The extension would be amended to have a new brick finish and would feature a new brick archway and front door which would provide a new entrance point to the dwelling.

Installation of new gates and boundary walls to the front

A new boundary treatment would be installed to the front of the property, replacing the existing boundary treatment. The new boundary wall would have a height of 0.9m, with 0.8m railings above (total height 1.7m). The boundary wall would feature six brick pillars at intervals, with heights of 2.1m with stone capping's above. There would also be two new electric gates installed to the front of the property.

Other alterations

The existing small single storey W.C. to the rear of the dwelling would be demolished to allow for the new alterations.

A new render finish would be applied to the rear elevation at first-floor level.

Three rooflights would be installed within the existing front roof-plane and two rooflights would be installed within the existing rear roof-plane of the dwelling.

Consultations

Highways – No objections.

Provided comments regarding site access and visibility, traffic impact and trip generation, internal layout and circulation and parking and servicing. An informative was also provided which will be included on the decision notice.

Drainage (LLFA) – No objections in principle.

Provided various flood reduction requirements to be incorporated into the design of the proposal.

Environment Agency – No objections.

Provided information regarding an environmental permit to be included as an informative.

Merseyside Fire and Rescue – No objections.

Provided information regarding access for firefighting and water provision to be included as an informative.

Representations

This application has been publicised by letters sent to 6 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

Paragraphs 11 and 12 of the December 2024 National Planning Policy Framework (NPPF) have been superseded by the August 2026 NPPF. The presumption in favour of sustainable development is now set out in Policies S3 to S5 of the NPPF (2026).

Paragraph S3 of the NPPF (2026): 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.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

- 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

- 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

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 REAR EXTENSION – WITH ROOF TERRACE ABOVE

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 rear extension would have a width of 10.7m, would project 3.9m beyond the existing rear elevation and would sit 'in-line' with the existing gable roof outrigger.

The proposed extension would not project beyond the rear elevation of 27 Ormskirk Road's single storey rear extension with roof terrace and would not be visible to No.27, as the extension would be situated behind the existing gable roof outrigger. The extension would project beyond the rear elevation of 31 Ormskirk Road's single storey rear extension by 0.9m and would be set in from the shared boundary by 3.6m. As such, the single storey rear extension would comply with the SPD in terms of its projection and would not have a negative impact on the amenity of No's 27 and 31.

The extension would have a flat roof with a roof terrace above. Whilst the roof-profile of the main roof is pitched, it is a common design principle for modern dwellinghouses in the locality to feature flat roof rear extensions. The proposed roof terrace would create a new vantage point for views over the rear garden. Any views towards No.27 would be slightly obscured by the gable roof outrigger of the application site. Additionally, roof terraces can be found at both neighbouring dwellings of No.27 and No.31, and the proposed roof terrace would primarily look out onto the trees that are situated to the rear of the property. As such, the proposed roof terrace and roof profile are considered to be acceptable in this instance.

The extension would be finished in brickwork. As the materials would match the wider dwellinghouse, the extension is considered to be acceptable in visual terms. The three arched-shape doors and one 'upside-down' arched-shape window raise no overlooking concerns, given their ground floor siting. Whilst the existing fenestrations found at the property are of a rectangular shape, as the windows and doors would be situated to the rear of the property, the proposed curved shape raises no concerns.

In summary, the proposed 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 CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

REPOSITIONING AND INSTALLATION OF NEW WINDOWS AND DOORS

Within the front elevation, the three ground floor smaller windows to be installed to replace the existing living room window and the three smaller windows to be installed to replace the existing porch windows and doors raise no overlooking concerns as they would not create any additional views not already available from the front of the dwelling. Additionally, a variety of window sizes (both large and small) can be found within the frontages of the neighbouring dwellings within the locality. The replacement windows at first-floor level raise no overlooking concerns.

Within the rear elevation, the two replacement windows at first-floor level raise no overlooking concerns. Additionally, the new double doors that would replace the existing balcony door and window would not create any additional views not already available from the rear elevation.

FORMATION OF NEW ARCHWAY TO FRONT ENTRANCE WITH EXISTING FRONT EXTENSION HEIGHT INCREASED

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 projection of the front extension as a whole would remain as 1.2m and the width of the extension would remain as 9.6m. The flat roof of the existing extension would be increased in height from 2.8m to 3.2m. The proposed archway and increased height of the existing extension would have no impact on the neighbouring dwellings, as the extension sits 4.1m away from the shared boundary, and a further 3.2m to the side elevation of No.27 and also sits 7.9m away from the shared boundary, and a further 2.6m to the side elevation of No.31 and does not breach the 45-degree principle.

The introduction of a new brick archway and door to the front of the property does not raise any concerns, as the designs of the frontages within the locality vary and the archway would provide a modern alteration to the dwellinghouse. As such, the alteration would be in-keeping with the wider locality and is acceptable in this instance.

INSTALLATION OF NEW GATES AND BOUNDARY WALLS TO THE FRONT

The Householder Development SPD outlines that the style and materials of all gates, walls and fences should match or be in harmony with the existing style of the boundary treatment in the surrounding area or, when this more appropriate the dwelling itself. Means of enclosure on highway boundaries would normally be expected to be constructed from bricks or sandstone in keeping with the host dwelling or area.

A new boundary treatment would be installed to the front of the property, replacing the existing brick and vegetation boundary treatment. The new boundary wall would have a height of 0.9m, with 0.8m railings above (total height 1.7m). The boundary wall would feature six brick pillars at intervals, with heights of 2.1m with stone capping's above. There would also be two new electric gates installed to the front of the property.

The proposed boundary treatment would be of a similar design to that of the boundary treatment found at 27 Ormskirk Road and other various boundary treatments in the wider locality and would not have a negative impact on the visual amenity of the street scene. The boundary treatment would be predominantly finished in brick and would comply with the SPD's guidance.

The electric gates and railings would be finished in a dark grey colour, and a condition will be placed on the granting of this permission to ensure that the gates / railings are finished in this colour, to protect the visual amenity.

OTHER ALTERATIONS

The new render finish to the first-floor rear elevation would be in-keeping with the locality, as render can be would within the wider locality of Ormskirk Road and raises no concerns.

The three rooflights within the existing front roof-plane and the two rooflights within the rear-plane of the dwelling would not require planning permission, as they could be installed under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as long as the rooflights would not protrude more than 0.15m beyond the plane of the slope of the original roof and would not be higher than the highest part of the original roof.

HIGHWAYS

The Householder Development SPD outlines that highway visibility should be preserved and solid walls or fences above 0.6m adjacent to vehicular access should be avoided.

The proposed boundary treatment would have a height of 0.9m, with 0.8m railings above (total height 1.7m). The boundary wall would feature six brick pillars at intervals, with heights of 2.1m.

Highways have raised no objections to the application. The proposal does not involve any alterations to the existing vehicular access arrangements serving the dwelling. Whilst new electric gates and boundary walls are proposed at the site frontage, the submitted plans indicate that the existing access position and driveway arrangement are to be retained. No changes are proposed which would adversely affect visibility at the access or create conflict with neighbouring accesses or junctions. The existing

access is considered suitable for the level and type of vehicle movements associated with a single dwelling and no highway safety concerns are raised.

The proposal relates to extensions and alterations to an existing dwellinghouse and does not result in the creation of additional residential units. As such, the development is not expected to generate a material increase in traffic movements or place additional demand on the local highway network. Additionally, the existing driveway and circulation areas within the site are to be retained. Adequate space remains available within the curtilage for vehicle manoeuvring associated with the dwelling, and the proposal does not affect existing arrangements for refuse collection or emergency vehicle access. No concerns are raised regarding the internal layout from a highway's perspective.

As the proposal does not include any alterations to the existing parking arrangements, the Highway Authority raises no objection from a highway's perspective on the assumption that the current arrangements are retained and remain fit for purpose. The proposed gates do not appear to affect the availability or operation of the existing driveway. Given the size of the existing driveway and the level of off-street parking available within the site, there is limited potential for overspill parking to impact upon the public highway and therefore no concerns are raised in this regard.

The dwelling would be reduced from a six-bed dwelling to a five-bed dwelling. However, for future proofing, the storage room on the second floor of the dwelling could be used as a potential sixth bedroom. The Householder Development SPD advises that 4+ bedroom dwellings should have parking for three vehicles, with each space measuring 5.0m x 3.0m on front driveways. The dwelling benefits from a large 'in-and-out' driveway to the front which provides parking for more than three vehicles. As such, the parking availability raises no concerns and complies with the guidance outlined within the Householder Development SPD.

In summary, the proposed boundary treatments and extensions are considered to be acceptable, would not have a negative impact on the highway safety and would comply with Policy CS19 of the Core Strategy and guidance provided by the SPD.

OTHER MATTERS – FLOOD RISK ZONE 3

The application site is situated within a 'Flood Risk Zone 3'. Knowsley Council's drainage officer (LLFA) was consulted on the application and has no objections to the proposed development, subject to the following requirements being incorporated into the design:

- The finished floor level of the extension shall be set no lower than 42.12 mAOD.
- Flood-resilient flooring shall be used throughout the extension.
- Flood-resilient wall finishes shall be incorporated where appropriate.
- Electrical sockets shall be installed at a level no lower than 42.22 mAOD.
- Non-return valves shall be fitted to all drainage outlets.
- Where airbricks are required, anti-flood self-closing airbricks shall be installed.

This is further supported by the Environment Agency (EA) who also have no objections to the application. The EA have provided advice regarding the applicant applying for an 'Environmental Permit' which will be included as an informative on the decision notice.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, highway safety and the flood risk zone. 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 and alterations 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 proposed front boundary treatment shall be constructed in brickwork with metal railings at intervals, as per Drawing No.PL10. The railings and gates shall have a dark grey coloured finish and shall be retained thereafter.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.04.2026	APRIL 2026	-	PLANNING STATEMENT
11.05.2026	E00	REV A	LOCATION PLAN
11.05.2026	PL210	-	PROPOSED STREET SCENE (INCLUDING WALL, GATE AND

			PILLAR ELATIONS TO FRONT BOUNDARY)
11.05.2026	PL110	REV A	PROPOSED FLOOR PLANS ROOF LEVEL
11.05.2026	PL100	REV A	PROPOSED GROUND AND FIRST FLOOR PLAN
11.05.2026	PL002	-	PROPOSED DRAINAGE STRATEGY
11.05.2026	PL001	REV A	PROPOSED SITE PLAN
14.05.2026	PL200	REV B	PROPOSED ELEVATIONS
14.05.2026	249426-F01	-	FLOOD RISK ASSESSMENT
14.05.2026	-	-	PRO-FORMA – SUSTAINABLE DRAINAGE SYSTEM

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 28/08/2026

Informatives

1. Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal);
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal);
- On or within 16 metres of a sea defence;
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

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

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity

2. The applicant is advised that it is an offence under the Highways Act 1980 to carry out works that affect the public highway without the appropriate consent. Any works within or affecting the highway, including scaffolding, skips, hoardings, temporary traffic management, or alterations to the access, will require the relevant permits and/or licences from the Highway Authority prior to commencement.

Should the applicant require a licence or permit in connection with the proposed development, they are advised to contact Knowsley Council's Street Works Team at the earliest opportunity to discuss the relevant requirements and obtain the necessary approvals before commencing any works affecting the public highway.

The applicant should also ensure that all construction activities are managed to prevent obstruction of, or damage to, the public highway.

3. **Access for Fire Fighting**

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.