

APPLICATION NO: 26/00197/FUL

CASE OFFICER: Kate Pickles

WARD: St. Michaels

PARISH:

LOCATION: 3 Midway Road, Huyton, Knowsley, L36 7TG

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

Site description

The application property is a two storey, mid-terraced dwellinghouse set within a asymmetrical plot fronting on to Midway Road. The property is situated within a Primarily Residential Area and the wider area is characterised by terraced and semi-detached dwellings.

Proposal

Permission is sought for the erection of a single storey rear extension. The proposed extension would project 4.3m from the rear wall of the main dwelling, would be 3.3m in width and have a total height of 3.2m and an eaves height of 2.3m. The proposed extension would function as a conservatory.

Consultations

None required.

Representations

This application was publicised by way of site notice and through letters sent to 8 neighbours. No representations have been received as a result of this publicity.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF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

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 states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the original rear wall of the dwelling and that extensions beyond 4m will normally only be permitted if the 45-degree rule is not breached.

The proposed extension would project 4.3m from the rear elevation of the existing dwelling and would be offset from the boundary of No.5 by 0.2m and 5.5m from the boundary with No.1. Whilst the proposal breaches the 45-degree in terms of the impact on No. 5, the breach is not considered to give rise to an unacceptable impact on residential amenity. The extension projects 0.3m beyond the 4m depth allowed by the SPD, and it is acknowledged that an extension with a 4m projection would not consider the 45 degree rule. As such, the additional 0.3m projection is not considered sufficient to materially increase harm to neighbouring amenity. Furthermore, the presence of the glazed conservatory roof serving No. 5 helps to reduce any potential impacts in terms of overshadowing and loss of light. On balance, the resulting harm is considered acceptable.

The projection would have a negligible impact on the amenity of the neighbouring dwelling No.1 given that the proposed extension would be offset from the party boundary by 2m. This separation distance is considered sufficient to mitigate the impact of the extension in terms of overshadowing or overbearance.

The Householder Development SPD further advises that extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy. The proposed rear extension complies with this guidance given that there are no windows proposed to the side elevations and the glass bi-folding doors to the rear do not give rise to any privacy concerns. This is due to the ground floor siting, existing boundary treatments, and the creation of no new viewpoints beyond those already available from the existing rear elevation. The proposal is therefore considered acceptable in terms of the impact on neighbouring privacy.

The Householder Development SPD also states that extensions should use materials matching those of the original dwelling. The proposed rear extension would use brickwork, doors and white UPVC windows and rainwater goods to match the existing property. This ensures that visual coherence with the existing dwelling is maintained. The proposed extension would also have a pitched roof which echoes the existing roof of the main dwelling. The proposal is therefore considered to be in keeping with the established character of the property and is considered acceptable in terms of design and visual amenity.

The SPD also advises that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The rear garden of the application property would be reduced from 12m to 7.7m which means that adequate garden space would be retained and a cramped appearance within the plot would be avoided, complying with SPD guidance.

Highways

The proposed extension would be located at the rear of the property and would therefore not impact the existing parking arrangements. The proposal would function as

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a conservatory and would not introduce any additional bedrooms meaning the demand for off-street parking within the curtilage would not increase. As such, the existing parking arrangements are considered sufficient to serve the dwelling and the proposal would not give rise to any highway safety concerns.

Other considerations

Coal (Low risk) – see informative.

Conclusion

The proposed rear extension is considered acceptable in terms of scale, design, residential amenity and highway safety and is therefore recommended for approval.

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
20/05/2026	001/26		Site Plan
09/07/2026	002/26	B	Floor Plans and Elevations

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Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 10/07/2026

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice 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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