

APPLICATION NO: 26/00165/FUL

CASE OFFICER: Kate Pickles

WARD: St Michaels

PARISH: Prescot Town Council

LOCATION: 14 Blenheim Drive, Huyton Knowsley, L34 1PN

PROPOSAL: ERECTION OF A PART SINGLE PART TWO STOREY FRONT EXTENSION

Site description

The application property is a two-storey detached dwellinghouse set within a rectangular plot fronting on to Blenheim Drive. The dwelling is situated within a Primarily Residential Area, and the wider area is characterised by detached and semi-detached dwellings with green belt land to the east.

Proposal

Permission is sought for the erection of a first-floor front extension and a two-storey front extension. The two-storey front extension would be created by enclosing the existing open-sided porch and extending it upwards to form a central projection on the front elevation. The first-floor extension would be constructed above the existing single-storey element on the left-hand side of the front elevation.

The first-floor extension would project 1.5m beyond the existing first floor front elevation and extend 5m from the existing ridge line. The first floor extension would be 6.1m in width and would increase the overall height of the left-hand front elevation to 7.2m with an eaves height of 4.8m.

The central two storey projection would project a further 1.3m beyond the proposed first floor extension meaning the central projection would have extend a maximum of 2.8m beyond the existing front elevation at first floor level. The central two storey projection would be 2.9m in width and 6.1m in height with an eaves height of 4.8m.

The extensions would enlarge the bedroom and ensuite on the first floor and would form an extended porch and entryway area on the ground floor.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 advises that front extensions should not dominate the existing dwelling and should not adversely affect the outlook or privacy of neighbouring properties. The proposed first-floor front extension and central two-storey front extension would have a maximum projection of 2.8m beyond the front elevation of the existing dwelling. The scale and design are considered proportionate to the host dwelling, which is a large, detached property set back from the highway by 8.3m. The considerable setback from the highway ensures that the proposal would not dominate the dwelling or significantly disrupt the established building line, therefore complying with SPD guidance.

The proposed extensions would also not result in any unacceptable impact on neighbouring residential amenity in terms of privacy. No windows are proposed within the side elevations, and no new viewpoints would be created beyond those already available from the front elevation. The development would therefore not give rise to overlooking or the perception of overlooking and the impact on the privacy of neighbouring dwellings would be negligible. As such, the proposal is considered acceptable in terms of residential amenity and complies with the SPD guidance.

Adequate separation distances would also be retained between the proposal and neighbouring dwellings with the proposed two storey central extension being offset by 4.1m from the boundary of No.16. The first-floor front extension would be offset from the boundary of No.16 by 1m. This is considered acceptable as the projection beyond the existing first floor elevation would be 1.3m. This is not considered to materially increase the impact on neighbouring amenity by way of overshadowing or loss of outlook. On balance, given the modest projection of 1.3m beyond the established first floor elevation, the proposed first floor extension is considered acceptable in terms of residential amenity. The impact on No.12 is considered negligible given the 4m offset of the first floor and two storey extension from the boundary.

These distances and the scale of the proposed extensions ensures that neighbouring properties would be overly enclosed and would retain access to light. As such, the scale of the development is considered acceptable and compliant with SPD guidance. The Householder Development SPD also advises that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The proposed

front extensions comply with this guidance by way of their modest scale and sufficient set back from the highway. A cramped appearance is therefore avoided, and the scale of the proposal is considered acceptable.

The Householder Development SPD also advises that front extensions should respect the character of the host dwelling and surrounding street scene. The proposed extensions would follow the established character of the dwelling, incorporating a pitched roof form with roof slopes reflecting those of the existing house. The proposed materials, including facing brickwork, roof tiles, windows and door, would match those of the host dwelling. As such, the proposal would maintain visual cohesion with the host dwelling and would have a minimal impact on the character of the street scene. The Householder Development SPD further advises that front extensions should not disrupt the uniformity of a group of similarly designed dwellings. Although the proposal would introduce additional front-facing gables and alter the appearance of the front elevation, the surrounding properties are varied in design and include examples of similar frontages to the one proposed. Therefore, proposal would not disrupt the character or visual uniformity of the street scene and is acceptable in terms of design.

Highways

The Householder Development SPD states that extensions must ensure that sufficient car parking spaces shall be retained or provided. The proposed extensions would not impact the existing parking arrangements and would not introduce any additional bedrooms. As such, the demand for off street parking would not increase and the existing parking arrangements would be sufficient to serve the dwelling. The proposal is therefore considered acceptable in terms of highway safety.

Other considerations

Coal Low Risk Area – see informative.

Conclusion

The proposal 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

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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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
10/04/2026			Location Plan
14/05/2026	1010		Proposed Plans
14/05/2026	1011		Proposed Elevations
14/05/2026	1012		Proposed Roof Plan
14/05/2026	1015		Proposed Block Plan

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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

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