

<u>APPLICATION NO:</u>	26/00244/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	22 Greengates, Huyton, Knowsley, L36 8JB		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.29 METRES MAXIMUM HEIGHT: 3.56 METRES HEIGHT OF EAVES: 2.54 METRES		

Site Description

The application site comprises a two-storey dwellinghouse located on the cul-de-sac of Greengates, Huyton. The dwellinghouse is characterised by brick / render to the front elevation, brick to the side and rear elevations and a cross-gable tiled roof. The property currently benefits from a single storey side and rear extension. There is off-street parking available to the front.

The surrounding area is characterised by similarly designed two-storey detached and semi-detached dwellinghouses. To the north of the site is Knowsley Lane (B5194) and the Lord Derby Memorial Playing Fields.

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

Proposal

Application for Prior Approval: Larger Home Extension for a single storey rear extension; following the demolition of the existing rear extension.

The dimensions would be as followed:

- Projection of extension from rear wall: 5.29m
- Maximum height of the extension: 3.56m
- Height of the eaves of the extension: 2.54m

The extension would be finished in brickwork to match the existing dwelling, would have a hipped tiled roof with one rooflight installed, and would also have two doors and two windows within the rear elevation and one window within the side elevation (side of No.23).

A new ground floor window would be installed within the side elevation of the existing dwelling (side of No.21). A new door would be installed within the front elevation of the existing dwelling to replace the existing window which serves the study, to facilitate the new ramp.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

26/00113/PDE	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.25 METRES MAXIMUM HEIGHT: 3.18 METRES HEIGHT OF EAVES: 2.35 METRES Prior Approval Required and Refused (27 April 2026)
06/00318/FUL	ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR OF DWELLING Granted (30 June 2006)
94/00444/APP	APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR ERECTION OF 90NO. DWELLINGS, ROAD LAYOUT, BOUNDARY TREATMENTS AND CONSTRUCTION OF NEW ACCESS. Granted (22 September 1994)

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No – therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No – therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –

(i) Forms the principal elevation of the original house.

(ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

(i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse.

Yes – the extension would project 5.29m beyond the rear wall of the original dwellinghouse, however the proposal would comply with Paragraph A.1 (g) – therefore acceptable.

(ii) Exceed 4 metres in height.

No – therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

(i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

No – therefore acceptable.

(ii) Exceed 4 metres in height.

No – therefore acceptable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the proposal would not have more than a single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

No – whilst the extension would be within 2m of the shared boundaries with 21 and 23 Greengates, the eaves height would not exceed 3m.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
 - (i) Exceed 4 metres in height.
 - (ii) Have more than a single storey.
 - (iii) Have a width greater than half the width of the original dwellinghouse.

N/A – the extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

No – therefore acceptable.

- (k) It would consist of or include:
 - (i) The construction of provision of a verandah, balcony or raised platform.

No – whilst a ramp would be installed to the front of the property, the Technical Guidance of the legislation outlines that a raised platform is defined as any platform that has a height more than 0.3m. The agent has confirmed that the ramps would not exceed 0.3m – therefore acceptable.

- (ii) The installation, alteration or replacement of a microwave antenna.

No – therefore acceptable.

- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

No – therefore acceptable.

- (iv) An alteration to any part of the roof of the dwellinghouse.

No - therefore acceptable.

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the classing of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.

- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

N/A – the application site is not situated within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – Drawing No. 2033408-02 (REV A) states that the extension would be finished in brickwork to match the existing dwellinghouse.

The new door to be installed within the front elevation of the dwellinghouse would be white UPVC to match the existing window it will replace.

The new door within the side elevation of the existing dwelling would be white UPVC to match the existing windows.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

Given the above, the extension can be classed as **Permitted Development for a Larger Home Extension** under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20.05.2026	2033408-01	REV C	EXISTING LAYOUT AND LOCATION PLAN
20.05.2026	2033408-02	REV A	PROPOSED LAYOUT AND SITE PLAN

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **22/06/2026**

Informatives

Not Applicable.

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