

<u>APPLICATION NO:</u>	25/00271/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	5 Gatehouse Way, Halewood, Knowsley, L26 0BL		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING DETACHED GARAGE		

Site Description

Two-storey detached dwelling located on the cul-de-sac of Gatehouse Way. The dwelling is characterised by facing brickwork to all elevations, a high-pitched hipped roof with cross-gable and white UPVC windows. The property currently benefits from a detached garage to the side and has off-street parking available for 2no. vehicles.

The dwelling is situated on the newly built 'The Finches' Redrow Development in Halewood, in which the surrounding area is characterised by detached dwellings of a similar design.

Proposal

Planning permission is sought for the erection of a single storey side extension, following the demolition of the existing detached garage.

In addition, the existing driveway would be extended with matching tegular paving to allow for an additional 1no. off-street parking space; increasing the off-street parking available to 3no vehicles.

The extension would have a width of 3.59m and a depth of 8.29m (comprising the whole existing side elevation of the dwelling). The extension would have a hipped tiled roof with an eaves height of 2.49m and a ridge height of 4.41m.

Within the front elevation, 1no. white UPVC window is to be installed and within the rear elevation 1no. white UPVC window and 1no. UPVC door are to be installed.

Consultations

Health and Safety Executive (HSE) – Do Not Advise Against, consequently HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Representations

This application has been publicised by letters sent to 5 neighbours and a site notice displayed near to the site (as of 08 May 2025). No comments or objections were received during the consultation period.

Planning History

19/00521/HYB

Hybrid Planning Application for the erection of up to 730 dwellings comprising:

Plot 1 – Full Planning Application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 – Full Planning Application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered)

Granted (11.05.2021)

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
Policy CS7 Transport Networks

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 Development Within 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 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.

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.

1.0 Principle of Development

- 1.1 The applicant site is identified as Sustainable Urban Extension in the Knowsley Local Plan: Core Strategy.
- 1.2 The land has been allocated as the 'East of Halewood Sustainable Urban Extension' (Policy SUE2b) which allowed for a 'new residential development comprising approximately 1,100 dwellings, to provide a wider choice of housing'. Given that the application site is now situated within 'The Finches' new-build housing estate, the side extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

2.0 Residential Amenity

- 2.1 The proposed extension would have a width of 3.59m and a depth of 8.29m (comprising the whole existing side elevation of the dwelling).
- 2.2 The proposed side extension would be located away from No.6 Gatehouse Way and therefore would have no impact on the amenity of the neighbouring dwelling.

- 2.3 In regard to any impacts on No.4 Gatehouse Way, due to a stagger between the application site and the neighbouring dwelling, the proposed side extension would project 9.25m beyond the rear elevation of No.4, causing the 45-Degree Principle to be applied. Whilst the extension would project approx. 2.02m forward of that of the existing detached garage, this would not breach the 45-Degree Rule. Towards the rear elevation of the application site, the proposed side extension would breach the 45-Degree Rule, however, given that the footprint of the extension would be similar to that of the existing detached garage, it is considered that the proposed extension would not create any additional impact on the residential amenity of No.4, then existing. As such, the side extension is considered to be acceptable.
- 2.4 The 1no. additional window within the front elevation and 1no. window and 1no. door within the rear elevation raise no overlooking concerns due to boundary treatments and ground floor siting. Furthermore, the window within the front elevation of the extension would not create any additional views not already available from the front of the dwellinghouse.
- 2.5 Therefore, the single storey side extension is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

3.0 Design

- 3.1 The Householder Development SPD advises that a single storey side extension should be constructed in materials and style to match the original dwelling. The extension would be finished in a facing brickwork to match the existing dwelling, have brown roof-tiles to the roof and the door and windows to be installed would be white UPVC. As the materials and style proposed would match that of existing, the single storey side extension is considered to be acceptable in visual terms.
- 3.2 Additionally, the Householder Development SPD outlines that single storey side extensions should normally have a pitched roof for aesthetic reasons. Whilst the proposed side extension would have a hipped roof, given that it would match that of the existing dwellings main roof-type (hipped), the proposed roof type is considered to be acceptable in this instance.
- 3.3 The alterations to the front landscape to widen the driveway would not look out of place, as the application site, No.6 and No.7 Gatehouse Way almost share an off-street parking access at present. Additionally, the proposed additional hardstanding would not appear incongruous to the surrounding area, as the materials would match the existing hard standing found at the dwelling, and therefore acceptable.
- 3.4 Overall, the extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

4.0 Highways

- 4.1 The Householder Development SPD also advises that sufficient car parking spaces should be retained or provided, when erecting a single storey side

extension.

- 4.2 The Householder Development SPD also advises that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.
- 4.3 The Householder Development SPD also outlines that the parking provision for a 4+ Bedroom Property should provide 3no. parking spaces within the curtilage.
- 4.4 Whilst no plan has been provided detailing the internal dimensions of the existing detached garage, given that the external dimensions are approx. 6.42m x 3.42m, it is assumed that the internal dimensions of the garage would count towards the parking provision of the site. Therefore, the demolition of the garage would result in the loss of 1no. off-street parking space.
- 4.5 The application site currently benefits from a driveway to the side of the dwelling which measures approximately 11.83m in depth and 3.60m in width and has the off-street parking availability for 2no. vehicles.
- 4.6 The Proposed Site Plan indicates that the existing driveway will be extended by 1.9m, to allow for a further 2.75m x 5.0m Car Parking Provision to comply with 3no. parking spaces for a 4-Bedroom property.
- 4.7 Whilst the introduction of the additional off-street parking space would result in the loss of 1.9m of soft landscaping to the front of the dwellinghouse, approximately 8.56m of the front of the property would remain as soft landscaping. Additionally, the existing driveway slopes towards the highway and an 'Aco Drain' can be found at the bottom of the driveway. As such, it is considered that provisions would be in place to direct run-off water from the hard surface to permeable or porous area.
- 4.8 Overall, it is considered that the proposed single storey side extension would be in accordance with the Householder Development SPD and Policy H8 and would not have any negative impact on highway safety.

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 materials to be used on the external surfaced of the alteration(s) 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.04.2025	5GATEHOUSE/PD/01	-	Site Location Plan
28.04.2025	5GATEHOUSE/PD/02	-	Existing Floor Plan & Elevations
28.04.2025	5GATEHOUSE/PD/03	-	Proposed Floor Plan & Elevations
28.04.2025	5GATEHOUSE/PD/04	-	Site Plan

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **20.06.2025**

Informatives

- 1) 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

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

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

Site Photographs



