

<u>APPLICATION NO:</u>	25/00431/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	2 St Marys Road, Huyton, Knowsley, L36 5SS		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE AND FRONT EXTENSION, SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF 1NO. REAR DORMER AND LOFT CONVERSION		

Site Description

Two-storey 3-bedroom detached dwelling located on St Marys Road, Huyton. The dwelling was previously characterised by white render, a hipped tiled roof which cross-gabled towards the front of the property and timber and brown-coloured UPVC windows.

At the time of carrying out a site visit, work had commenced on the site, as previous planning permission had been granted under reference 24/00378/FUL. Works on site have been halted whilst the current application is being considered by the LPA.

The previous boundary treatment to the front of the property has been partially demolished, as this will allow for off-street parking to the front.

Site Constraints

- Primarily Residential Area
- Borders 'The Orchard' Conservation Area

Proposal

Planning permissions is sought for the erection of a two-storey side and front extension, single storey rear extension, and 1no. rear dormer loft conversion, along with hip-to-gable alterations.

The proposed extensions would increase the property from 3-bedrooms to 6-bedrooms.

Two-Storey Side Extension

The two-storey side extension would have a width of 4.0m and a length of 5.17m, covering the whole existing side elevation of the property. It would have a pitched tiled roof with an eaves height of 5.30m and a ridge height of 7.50m; incorporating a dropped ridge of 0.15m.

The extension would be set off the shared boundary by approx. 1.50m and would be set-back from the front elevation of the main dwellinghouse by 0.25m, and 1.40m from the front elevation of the proposed front extension.

There would be 2no. windows (1no. ground floor; 1no. first-floor) installed within the front elevation and 1no. window (first-floor) installed within the rear elevation.

The extension would allow for a new lounge at ground floor level and a new 3rd bedroom and en-suite at first-floor level.

Two-Storey Front Extension

The two-storey front extension would have a width of 2.50m and a projection of 1.15m beyond the existing front elevation. It would have a pitched tiled roof with an eaves height of 5.30m and a ridge height of 6.63m.

There would be aluminium double (front) door with window installed above and 1no. new apex landing window within the front elevation.

The extension would allow for a new porch / entry way into the property.

Single Storey Rear Extension

The single storey rear extension would have a width of 15.20m and a projection of 4.0m beyond the existing rear elevation. It would have a flat roof with a slimline roof lantern installed and would have a roof height of 3.07m.

There would be bi-fold doors, 1no. window and 1no. access door installed within the rear elevation.

The extension would allow for a new open plan kitchen / dining area and utility room.

Rear Dormer Loft Conversion & Hip-to-Gable Alterations

The dormer extension would have a length of 10.33m, a depth of 2.0m and a height of 1.56m.

The dormer extension would provide an additional 16.10m³ of roof-space. The calculation is as follows:

$$\left(\frac{2 \times 1.56}{2}\right) \times 10.33 = 16.10$$

The hip-to-gable extension(s) would have lengths of 5.42m, widths of 2.72m and heights of 2.52m.

The hip-to-gable extension(s) would provide an additional 12.30m³ of roof-space. The calculation is as follows:

$$\frac{1}{3} \left(\frac{5.43 \times 2.50}{2}\right) \times 2.72 = 6.15$$

$$6.15 \times 2 = 12.30$$

The dormer extension would be finished in zinc or tiles to match the main roof colour, would have a flat roof, and would have 3no. windows installed within the rear elevation. The hip-to-gable extension(s) would be finished in white render to the gable end(s) and tiles to the roof to match the existing dwelling.

The dormer extension would allow for 2no. additional bedrooms (1no. with en-suite and a landing area).

The dormer extension has been amended as of 07 October 2025 to now be set back from the rear elevation by 1.0m (along the diagonal line) and be set in from the existing roof edge (on either side) by 0.50m. It would not extend beyond the ridge of the existing roof.

Other Alterations

3no. rooflights are to be installed to the front roof-plane of the main dwellinghouse.

The whole of the property and extensions are to be finished in a white render.

Consultations

Highways – No Objection, subject to conditions.

In summary, the proposed development will continue to operate from the existing accesses and is not expected to result in a material increase in traffic generation or have any harmful impact on highway safety. Subject to the applicant demonstrating a suitable on-site parking layout and providing secure cycle parking in line with the Councils SPD, the proposals are considered in highway transport terms.

Conservation – Raised concerns regarding the proposal.

Comments received 03.09.2025

The proposed alterations – including the rear box dormer, side extension and enlarged first-floor window would disrupt the building's symmetry and appear visually intrusive among neighbouring historic houses. These changes would cause minor harm to the character and appearance of the conservation area.

The proposal would cause a negligible level of harm to the Orchard Conservation Area due to inappropriate development within its setting.

Comments received 21.10.2025 (regarding the amended proposal)

The amended plans showing a smaller rear dormer, the impact is slightly reduced but earlier concerns remain regarding the side extension and enlarged first-floor window. These elements still disrupt the building's symmetry and appear out of character within the conservation area, causing negligible harm to the appearance.

To improve the proposal, the side extension should be set back and lowered, and the first-floor window reduced in size to lessen the visual impact.

Representations

This application has been publicised by letters sent to 9 neighbours, a site notice (displayed as of 21 August 2025) and a press notice (published as of 09 September 2025). 1 objection was received during the consultation period outlining the following concerns:

- Loss of light

- Impact on visual amenity

The objection received has been noted and addressed within the assessment of this report.

Planning History

24/00378/FUL Erection of two-storey side extension, single storey rear extension and two-storey front extension.

Granted (20.08.2024)

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.

Planning (Listed Building and Conservation Areas) Act 1990

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Conservation areas – Section 72 (1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

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.

NATIONAL PLANNING POLICY FRAMEWORK

Section 16 Conserving and Enhancing the Historic Environment

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Section 72 (1) Conservation Areas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2	Development Principles
Policy CS7	Transport Networks
Policy CS19	Design Quality and Accessibility in New Development
Policy CS20	Managing the Borough's Historic Environment

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
Policy DQ5	Development in Conservation Areas

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.

Saved Policy DQ5 in the Replacement Unitary Development Plan (2006) states that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area.
- b) Existing plot layouts and the street scene.
- c) Important views into, within and out of the Conservation Area.
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls and traditional paving).
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development.
- f) The visual impact of any vehicular access, parking or servicing / delivery areas that are needed to serve the development.

Principle of Development

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

As such, the domestic extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Two-Storey Side Extension

The Householder Development SPD outlines that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid creating a terracing effect, either by themselves or in conjunction with similar extensions.

The SPD also outlines that either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The two-storey side extension would be set back from the main front elevation by 0.23m and would be set 1.20m away from the shared boundary. As such, this would comply with the guidance provided within the SPD.

Impact on No.4 St Marys Road

Whilst there is 1no. first-floor window located within the side elevation of No.4; it is assumed that the window serves stairs / landing. As such, this window is considered to be non-habitable. Additionally, there is 1no. door with obscured glazing installed within the side elevation at ground floor level, which is assumed to serve a kitchen. As there would be a distance of 1.20m between the application site and the shared boundary and a further 5.25m to the side elevation of the neighbouring dwelling. Therefore, it is considered that the two-storey side extension would have little impact on the residential amenity of the neighbouring dwelling.

Impact on No's 44 and 46 The Orchard

The two-storey side extension would be located away from No's 44 and 46 and therefore would have no impact on the amenity of the neighbouring dwellings.

Impact on No. 52 The Orchard

No.52 borders the application site to the rear. Whilst 1no. window would be installed within the rear elevation of the extension at first-floor level, there would be an interface distance of approximately 14m between the rear elevation of the application site and the side elevation of No.52. Additionally, the proposed plans indicate that this window would serve an en-suite. A condition will be placed on any granting of planning permission to ensure that obscure glazing is installed to protect privacy. As such, the two-storey side extension would have little impact on the residential amenity of the neighbouring dwelling.

The additional 2no. windows (1no. ground floor, 1no. first-floor) within the front elevation do not raise any overlooking concerns, as they would not provide any additional views not already available from the front of the dwelling.

Therefore, the two-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.

Two-Storey Front Extension

The Householder Development SPD outlines that front extensions should not dominate the existing dwelling and the scale should respect the character of the surrounding residential area.

The proposed two-storey front extension would have a projection of 1.15m beyond the existing front elevation and a width of 2.50m.

Impact on No.4 St Marys Road

The front extension would be situated approximately 9.40m away from the shared boundary with No.4, and a further 3.90m to the side elevation of the neighbouring dwelling. Given this distance, it is considered that the proposed two-storey front extension would have little impact on the residential amenity of the neighbouring dwelling and would be acceptable.

Impact on No's.44 and No.46 The Orchard

The front extension would have no impact on the residential amenity of these dwellings.

The additional front door with glazing above and 1no. apex window at first-floor level raise no overlooking concerns, as no additional views would be created not already available from the front elevation of the dwellinghouse. Whilst the apex window would be larger than that of previous, as the window would predominantly look onto the facing public footpath, this raises no immediate concerns.

Therefore, the two-storey front 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.

Single Storey Rear Extension

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 also 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 extension would have a projection of 4.0m beyond the rear elevation and a width of 15.20m. As such, the single storey extension would comply with the SPD in terms of its projection.

Impact on No.4 St Marys Road

The proposed rear extension would only project 3.0m beyond the rear elevation of the neighbouring dwelling, due to a change in orientation of the application site. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Impact on No's 44 and 46 The Orchard

The proposed rear extension would have no impact on No.44 and No.46, as it would be situated between 21m – 29.9m away from the front elevations of the neighbouring dwellings. Therefore, the extension would not have a negative impact on the amenity and would be acceptable.

The additional bi-fold doors, 1no. window and 1no. access door within the rear elevation of the extension raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation within the rear elevation.

Therefore, the single storey rear 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.

Rear Dormer Loft Conversion

The Householder Development SPD outlines that roof alterations and dormer extensions can prove a convenient method of increasing living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD also outlines that a dormer extension must not project above the ridgeline of the dwelling, be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side, to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The dormer extension has been amended (as of 07 October 2025), and would have a length of 10.33m, a height of 1.56m and a depth of 2.0m. It would be set back from the main rear elevation by 1.0m (when measured along the horizontal line) and would be set in by 0.5m from the roof edge on either side of the existing roof. As such, the dormer extension is considered to be acceptable in terms of its scale, as it complies with guidance provided within the SPD.

Impact on No.52 The Orchard

Whilst 3no. windows are to be installed within the rear elevation of the dormer

extension; there would be an interface distance of approximately 15m between the rear elevation of the dormer extension and the side elevation of No.52. It is noted that the dormer extension would create a greater vantage point for views, however, as the extension would look onto the predominantly blank gable of the neighbouring dwelling, it is considered that the dormer extension would not have a negative impact on the residential amenity of No.52. Additionally, whilst there is a window present within the side elevation of No.52, this is considered to be non-habitable, as there is obscure glazing installed. As for the glazing installed within the side elevation of the neighbouring conservatory, it is unlikely that the dormer extension would create any views into this room, given the placement and size of the glazing.

Therefore, the rear dormer 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.

Hip-to-Gable Alterations

The hip-to-gable extensions would be permitted development (under Schedule 2, Part 1, Class B of the GDPO 2015 (as amended), as they would not exceed the height of the highest part of the existing roof, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The 2no. hip-to gable extensions would provide an additional roof space of 12.30m³. When combined with the total roof space that the dormer extension would provide (16.10m³), there would be an additional 28.40m³ roof space created. As such, the hip-to-gable alterations would not exceed the cubic content of the original roof space by more than 50m³.

Other Alterations

The 3no. rooflights to be installed within the front roof-plane of the main roof of the dwelling raise no overlooking concerns, due to their slanted placement within the roof.

The new windows to be installed within the front and rear elevations of the property raise no overlooking concerns, as they would not create any additional views not available from the previous windows within the front and rear elevations.

Impact on the Orchard Conservation Area and Design

Policy

Planning (Listed Building and Conservation Areas) Act 1990

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Conservation areas – Section 72 (1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Policy CS20 of the Knowsley Local Plan: Core Strategy states that development proposals in Knowsley should preserve or enhance the borough's historic and

architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape.
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss.
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal.
- d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.

Paragraph 203 of the NPPF (2024) outlines that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) The desirability of sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation.
- e) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- f) The desirability of new development making a positive contribution to local character and distinctiveness
- g) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 220 of the NPPF (2024) outlines that not all elements of a Conservation Area or a World Heritage Site will necessarily contribute to its significance.

Background

The Orchard Conservation Area serves as an attractive well-preserved example of a Victorian suburb, characterised by large villa style houses, of which some are built in the Italianate / Greek Style and extensive gardens. The mature trees which populate the entirety of the area form an important feature, with many overhanging the gardens and lane; significantly enhancing the visual appearance of the area and helping to create a strong sense of place.

The Conservation Area currently extends to a small area on the opposite side of Blacklow Brow, including Pinnington Place, The Rooley, The Orchard and St Marys Road.

The area around the Queens Arms Pub is believed to be one of the oldest parts of

Huyton. The Public House was a significant lodging house during the 1820s, which houses many of the workers who constructed the turnpike and the railway. Development increased significantly in the years that followed, with the villa estates of Church Road, Victoria Road and The Orchard being developed.

There are many focal points within The Orchard Conservation Area, including:

- Huyton Hall
- The former Chapel to Huyton College
- Greenhill (Grade II Listed Building)
- Old Independent Chapel
- No.37 Blacklow Brow (Shops)
- Huyton Train Station
- The Queens Arms Public House

Comments from Conservation

Comments received 03.09.2025

The application site is a 19th-Century house with symmetrical frontage in three bays, a projecting central bay and a hipped slate roof with deep eaves. It has been altered and has 20th-Century windows and cream painted render. In its current form, it does not contribute to the conservation area but is viewed in conjunction with larger properties within the Conservation Area, and forms part of the approach to the Conservation Area from St Marys Road.

In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated

Whilst the box dormer is on the rear of the property, this will be viewed travelling towards the conservation area alongside the altered / enlarged roof, which may appear prominent amongst primarily hipped roofscapes. The side extension will alter the symmetry of the host building and erode its balanced proportions. The enlarged first-floor window will appear as a prominent, out of character feature in the immediate setting of the Conservation Area, where the host building is viewed in conjunction with high quality 19th-Century houses. I feel this will create an alien, incongruous and distracting visual feature and cause a negligible level of harm to the character and appearance of the Conservation Area through inappropriate development in its setting.

The proposal would cause a negligible level of harm to the Orchard Conservation Area due to inappropriate development within its setting.

Comments received 21.10.2025 (regarding the amended proposal)

Whilst I acknowledge the amended roof dormer and accept that the impact will be slightly reduced although not fully eliminated, previous concerns remain regarding the side extension and enlarged first-floor window which as per initial comments, 'the side

extension will alter the symmetry of the host building and erode its balanced proportions. I feel the enlarged FF window will appear as a prominent, out of character feature in the immediate setting of the CA, where the host building is viewed in conjunction with high quality C19 houses. I feel this will create an alien, incongruous and distracting visual feature and cause a negligible level of harm to the character and appearance of the CA through inappropriate development in its setting.'

As such, the opinion remains that the negligible level of harm previously identified remains the same.

To be successful, the side extension should be set back and down from the original building lines to allow the symmetry of the property to be read. The first-floor window should be reduced in size to reduce prominence and overall impact.

Officer Comments in response to Conservation Comments

Whilst the comments received have been considered and noted, the applicant has amended the scheme to create an acceptable proposal.

The dormer extension has been reduced in scale as it would now be set back from the main rear elevation by 1.0m (when measured along the horizontal line) and would be set in by 0.5m from the roof edge on either side of the existing roof. As such, the dormer extension is considered to be acceptable in terms of its scale, as it complies with guidance provided within the SPD.

Regarding the proposed two-storey side extension and larger first-floor window whilst the comments have been noted, previous planning permission (under reference 24/00378/FUL) has been granted for a two-storey side extension, two-storey front extension and a single storey rear extension, and as such, the applicant could still carry out the works for the side and front extensions under the previous application (if they wished to do so).

Whilst the apex window would be larger than most windows found within the locality, given that it would not create any additional views, and would be a similar material to that of the other fenestrations within the wider dwellinghouse, this does not raise any major concerns.

As such, the extensions and larger first-floor window are considered to be acceptable in terms of any impacts on the visual amenity and 'The Orchard' Conservation Area and complies with Core Strategy Policy CS20, UDP Policies H8 and DQ5 and the NPPF.

Assessment

The proposed two-storey side extension and two-storey front extension would be visible from the wider street scene of St Marys Road, whilst the single storey rear extension would not be visible, as it would be situated behind the existing dwelling and proposed two-storey side extension. The proposed rear dormer extension would be visible from 'The Orchard' and slightly visible in-between dwellings when viewed from 'The Park'. The hip-to-gable alterations would be visible from both St Marys Road and The Orchard.

The proposed two-storey side extension, two-storey front extension, single storey rear extension, hip-to-gable alterations and the full exterior of the existing dwelling is to be finished in a white render. The dwellinghouse previously had a cream render finish before construction began. As there are properties within the locality that have a white

render finish, it is considered that the white render finish would not have a negative impact on the visual amenity of the street scene.

Two-Storey Side Extension

The side extension would have a pitched roof. As there are hip-to-gable alterations proposed, it is considered that the proposed roof-profile would be acceptable, as it would match that of the wider dwellinghouse and would comply with the Householder Development SPD guidance.

Two-Storey Front Extension

The front extension would have a pitched tiled roof. As the roof-profile would match that of the wider dwelling and proposed two-storey side extension, the proposed roof is considered to be acceptable.

The proposed front door to be installed would be aluminium. This is considered to be acceptable, as aluminium is becoming a common material to be used for fenestrations and gives a similar design finish to that of UPVC.

Single Storey Rear Extension

The rear extension would have a flat roof with a slimline roof lantern installed. As the extension would not be visible from the wider street scene of St Marys Road, would be predominantly obscured by boundary treatments when viewed from The Orchard, and flat roof single storey rear extensions can be found within the wider locality, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The bi-fold doors and 1no. access door to be installed would be either UPVC or aluminium. Both material finishes are considered to be acceptable, as UPVC fenestrations can be found within the locality and aluminium gives a similar design finish to that of UPVC.

Rear Dormer Loft Conversion

Drawing No. 24-2866-301 (REV P3) indicates that the rear dormer extension would have a flat roof and would be clad in zinc or tiles to match the main roof colour. Due to the proximity of the application site to 'The Orchard' Conservation Area, a condition will be included to ensure that the dormer extension is clad in tiles to match the main roof colour, rather than zinc, to not negatively impact the visual amenity or harm the Conservation Area. As such, the dormer extension is considered to be acceptable in terms of its design subject to the above mentioned planning condition.

Hip-to-Gable Alterations

The gable roof alterations would be finished in tiles to match the wider dwellinghouse and the proposed two-storey side extension. As such, these alterations are considered to be acceptable.

Other Alterations

The new windows to be installed within the extensions and wider dwellinghouse would be either UPVC or aluminium. Both material finishes are considered to be acceptable, as UPVC fenestrations can be found within the locality and aluminium gives a similar

design finish to that of UPVC.

As such, the extensions and alterations are considered to be acceptable in terms of any impacts on the visual amenity and impacts on the setting and appearance of 'The Orchard' Conservation Area and would therefore comply with Core Strategy Policy CS20, UDP Policies H8 and DQ5 and the NPPF.

Highways

Comments from Highways

1. Site Access and Visibility

The development will continue to utilise the existing access; therefore, no new or amended visibility spays are required.

2. Traffic Impact and Trip Generation

The proposed loft conversion and dormer will increase the number of bedrooms within the dwelling; however, it does not alter the fundamental use of the property as a single-family dwellinghouse. As such, the development is not expected to materially increase trip generation or have any adverse impact on the operation of the local highway network.

3. Parking and Cycle Storage

The proposed development would increase the number of bedrooms from 4 to 6. In line with the Council's adopted parking standards, the development is required to demonstrate adequate on-site parking provision to avoid overspill parking on the public highway.

The submitted plans do not currently indicate the proposed parking layout. However, it is noted from the site context that there is sufficient space within the frontage to accommodate a minimum of 3 parking spaces. Each parking space must measure 5.0m x 3.0m, one space accommodated within the existing driveway and a further two spaces provided within the front garden area. The frontage has already been cleared of vegetation, ensuring pedestrian and vehicular visibility can be maintained. A detailed parking layout plan will be secured by condition.

In addition, the Council's cycle parking standards require provision for 4 cycle spaces for a development of this scale. These spaces should be provided in a covered and secure location to encourage sustainable travel choices. The details of the cycle parking provision will also be secured by condition.

In summary, the proposed development will continue to operate from the existing accesses and is not expected to result in a material increase in traffic generation or have any harmful impact on highway safety. Subject to the applicant demonstrating a suitable on-site parking layout and providing secure cycle parking in line with the Council's SPD, the proposals are considered acceptable in highway transport terms.

Other Matters – Neighbour Objection

An objection was received during the consultation period from a neighbouring property. The objection outlined the following points:

- *'The inclusion of the large dormer would negatively impact my property and means liveable rooms are now overlooked. Habitable rooms would lack privacy. The largest section of the dormer is closest to our property and creates a watch tower effect over our property'.*

Officer Comments:

As outlined above within the 'residential amenity' section of this report there would be an interface distance of approximately 15m between the rear elevation of the dormer extension and the side elevation of No.52. With regards to No.46 and No.48 The Orchard, there would be an interface distance of approximately 24m (to No.46) and 30m (to No.48) between the rear elevation of the dormer extension and the front elevations of these properties.

Whilst the dormer extension would create an additional vantage point, it is considered that the extension would not create any additional views not already available from the rear of the property. The dormer extension would continue to look onto the gable elevation of No.52, as does the existing dwellinghouse, and given the change of orientation of No.46 and No.48, it is considered that the dormer would not overlook into these properties, as they would not be in the direct line of sight of the application site. Furthermore, the dormer extension has been set back from the rear elevation of the existing dwellinghouse to reduce any impacts it may have on the amenity of neighbouring properties.

- *'The property borders the surrounding conservation area, and the proposed development is not keeping with the character of the area, given its size and scale'.*

Officer Comments:

As outlined within the 'residential amenity' and 'design' sections, the proposed extensions and alterations raise no concerns, as they would comply with guidance provided by the Householder Development SPD, Core Strategy Policy CS20, UDP Policies H8 and DQ5 and the NPPF.

- *'There does not seem to be sufficient parking for the number of rooms and therefore this would cause overcrowding and congestion on the road. Already experienced problems with bin collections due to blockages / traffic and often large vehicles need access to The Orchard Nursing Home'.*

Officer Comments:

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erecting a two-storey side extension and front extension. As the dwellinghouse would be increased to a 6-bedroom dwelling, the parking provision as per the SPD should provide 3no. parking spaces within the curtilage. Highways have raised no concerns to the proposal or off-street parking availability and have requested that a detailed parking layout plan be secured by condition to ensure that there would be 3no. 5m x 3m parking spaces within the curtilage of the dwellinghouse.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, impact on The Orchard Conservation Area, and highways. The proposal also complied 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 development hereby permitted shall have a render finish to the proposed extensions and wider full exterior of the property, as shown on Drawing No.24-2866-301 (REV P3).

Reason: To preserve the character and appearance of The Orchard Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, and the National Planning Policy Framework.

- 4) The rear dormer extension hereby permitted shall be clad in tiles to match the main roof, as shown on Drawing No.24-2866-301 (REV P3).

Reason: To preserve the character and appearance of The Orchard Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, and the National Planning Policy Framework.

- 5) The windows and doors to be installed hereby permitted shall be either UPVC or aluminium, as shown on Drawing No.24-2866-301 (REV P3).

Reason: To preserve the character and appearance of The Orchard Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, and the National Planning Policy Framework.

- 6) No part of the development hereby permitted shall be used or occupied until the proposed first-floor windows which would serve the bathroom and en-suite

within the rear elevation have been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such thereafter:

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 7) No development shall take place until a scheme identifying areas of parking in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the details agreed. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 8) The extensions hereby permitted shall not be occupied until provision has been made for covered and secure space/s for cycles. For the avoidance of doubt for a dwelling with four or more bedrooms, four secure and covered spaces for cycles shall be provided.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07.10.2025	24-2866-301	REV P3	Planning Elevations and Location Proposed
07.10.2025	24-2866-302	REV P3	Planning Plans Proposed

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 22/10/2025

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

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 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

