

<u>APPLICATION NO:</u>	25/00642/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	1 Lancing Close, Halewood, Knowsley, L25 9PZ		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION		

Site Description

The application site comprises a two-storey 4-bed end-of-terrace dwelling located on the cul-de-sac of Lancing Close, Halewood. The dwelling is characterised by brick to all elevations, a gable tiled roof and white UPVC windows.

The property currently benefits from a lean-to covered car port structure to the side and also has off street parking available to the front.

The application site is surrounded by residential terraced and semi-detached dwellinghouses to the north, east, south and west of the site.

Proposal

Planning permission is sought for the erection of a single storey side extension, following the demolition of the existing lean-to structure to the side of the property.

The extension would have a width of 2.9m and a length of 6.6m, comprising the whole side elevation of the existing dwellinghouse. The extension would have a pitched tiled roof with an eaves height of 2.6m and a ridge height of 3.7m.

The extension would be finished in brick to match the existing dwellinghouse and would have 1 UPVC window installed within the front elevation and 1 UPVC window and 1 UPVC door installed within the rear elevation.

The extension would allow for a larger kitchen / family area and new W.C. and utility room.

Consultations

None required.

Representations

This application has been publicised by letters sent to 14 neighbours and a site notice displayed nearby to the site. No representations were received as a result of the publicity given to the application.

Planning History

25/00643/CLD CERTIFICATE OF LAWFULNESS FOR A PROPOSED REAR
DORMER LOFT CONVERSION AND EXTENSION AND
INSTALLATION OF NEW WINDOW TO GABLE ELEVATION

Granted (05 February 2026)

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Policy H5 Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel SPD
Amended New Residential 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 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, or for the erection of enlargement of domestic garages and outbuildings, 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.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the proposed extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

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.

The proposed side extension would have a width of 2.9m and a length of 6.6m, comprising the whole side elevation of the existing dwellinghouse.

Considering the impact on the neighbouring properties of 2, 4 and 6 Lancing Close, at present the application site benefits from a lean-to car port structure to the side of the property which has a length of 6.6m, a width of 3.4m, a ridge height of 2.7m, and sits hard on the shared boundaries with No's. 2, 4 and 6. The proposed side extension would have a smaller width of 2.9m and would be set off the shared boundary by 0.5m. The New Residential Development SPD advises that the interface distance from a principal elevation to a gable should be a minimum of 12 metres. The interface distance between the proposed side extension and the front elevations of No's. 2, 4 and 6 would be 11m, falling 1m below the guidance outlined within the SPD. Whilst there would be a shortfall of 1m, given the single storey nature of the extension and the additional 0.5m set-off the boundary compared to the existing car port structure, it is considered that the proposed side extension would have no additional impact on the amenity of the habitable windows located within the front elevations of the neighbouring dwellings, than that of the existing car port structure and boundary treatment, due to the distance available between the application site and neighbours. Therefore, the 1m shortfall can be mitigated, and the extension is considered to be

acceptable in relation to 2, 4 and 6 Lancing Close.

Considering the impact on the attached neighbouring property of 3 Lancing Close, the extension would be located away from No.3 and therefore would have no impact on the neighbouring dwelling.

The proposed extension would have a pitched tiled roof. As the proposed roof-profile would match that of the existing dwellinghouses main roof-profile, the proposed pitched roof profile is considered to be acceptable.

The proposed side extension would be visible from the wider street scene of Lancing Close. The extension would be finished in brickwork. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The 1 window to be installed within the front elevation and 1 window and 1 door to be installed within the rear elevation do not raise any overlooking concerns as they would not create any additional views not already available from the front / rear of the dwellinghouse.

The windows and doors to be installed would be UPVC. Therefore, the materials would match that of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey side extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a single storey side extension. The SPD outlines that the parking provision for a 4+ bedroom property should provide 3 spaces within the curtilage, measuring 5.0m x 3.0m on front driveways.

At present, the application site currently benefits from a driveway to the front and a covered car-port area to the side of the property. The dimensions of the existing driveway are 6m (length) x 10.5m (width), allowing for 3 vehicles to be parked, whilst complying with the required 5m x 3m for each parking space.

As the 3 existing parking spaces would be retained on-site, this would meet the parking requirements of the SPD for a 4+ bedroom dwelling and would not have a 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 surfaces of the extension 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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27.01.2026	RH 002	-	PROPOSED DETAILS
27.01.2026	RH 003	-	PROPOSED SECTION A-A
27.01.2026	RH 005	-	LOCATION PLANS
19.02.2026	-	-	PROPOSED SITE PLAN

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

02/03/2026

Informatives

N/A

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

Site Photographs

