

<u>APPLICATION NO:</u>	26/00106/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Shevington	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	125 Bearwood Road, Tower Hill, Kirkby, Knowsley, L33 2AF		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on the cul-de-sac of Bearwood Road. The dwelling is characterised by brick to all elevations and a gable tiled roof. The property does not currently benefit from any extensions.

The property has off-street parking available to the side.

The attached neighbouring dwelling 127 Bearwood Road does not benefit from any extensions. The detached neighbouring dwelling 123 Bearwood Road benefits from a single storey rear extension. The immediate surrounding area is characterised by two-storey detached dwellinghouses with the occasional three-storey property. To the south of the site is open space belonging to Mill Dam Park and Simonswood Brook.

Proposal

Planning permission is sought for the erection of a single storey side and rear extension.

Single storey side extension

The side extension would have a width of 2.6m and a length of 2.0m. The extension would have a hipped tiled roof that would 'wrap-around' to connect to the proposed rear extension with an eaves height of 2.5m and a ridge height of 3.4m. The extension would be set back 7.2m from the original front elevation of the property.

The extension would have a brick finish to match the existing dwellinghouse and have one window within the front elevation.

Single storey rear extension

The rear extension would have a width of 8.3m and would project 2.5m beyond the existing rear elevation. The extension would have a hipped tiled roof with two rooflights installed with an eaves height of 2.5m and a ridge height of 3.4m.

The extension would have a brick finish to match the existing dwellinghouse and have one window and bi-fold doors within the rear elevation.

Consultations

Environmental Health – No objections.

Provided comments stating that the property is located on a former landfill which was investigated and monitored under planning approval 13/00393/OUT. The environmental health officer has also recommended that a condition be placed on any approval of planning permission.

Representations

This application has been publicised by letters sent to 3 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

14/00874/REM RESERVED MATTERS APPLICATION FOR THE ERECTION OF 195 NO. DWELLINGS APPROVAL SOUGHT FOR LAYOUT, SCALE, APPEARANCE & LANDSCAPING (ACCESS APPROVED UNDER OUTLINE APPLICATION 13/00393/OUT)

Granted (28 July 2015)

13/00393/OUT OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 207 DWELLINGS AND PUBLIC OPEN SPACE (ACCESS TO BE CONSIDERED AT THIS STAGE ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL)

Granted (13 October 2014)

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 SUE1	Sustainable Urban Extensions and Safeguarded Land
Policy SUE2	Sustainable Urban Extensions – Development Principles

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

Policy H8	Extensions and Alterations to Residential Properties
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SUPPLEMENTARY PLANNING DOCUMENTS

Householder 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

RESIDENTIAL AMENITY AND DESIGN

Single storey side extension

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 2.6m and a length of 2.0m. The side extension would be located next to the blank gable elevation and rear extension side elevation of 123 Bearwood Road and would be set in from the shared boundary by 0.9m. As such, the extension would not have a negative impact on the amenity of No.123.

There would be no impact on 127 Bearwood Road, as the extension would be located away from No.127.

The extension would have a hipped tiled roof which would 'wrap-around' to connect to the proposed rear extension. Whilst the existing dwellinghouse's main roof-profile is of a pitched nature and the wider estate is predominantly characterised by pitched roof dwellings, the introduction of a hipped roof to the side extension would not negatively impact the visual amenity of the wider street scene, as the extension would be obscured by the neighbouring property of No.123, due to the application site being set back slightly from the front elevation of No.123 and being situated on a private shared driveway. Therefore, the proposed roof-profile is considered to be acceptable.

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 one window within the front elevation of the extension does not raise any overlooking concerns as it would not create any additional views not already available from the front elevation.

In summary, 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 CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, 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 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 rear extension would have a width of 8.3m and would project 2.5m beyond the existing rear elevation. As such, the single storey rear extension would comply with the SPD in terms of its projection.

Considering the impact on the neighbouring dwellings 123 and 127 Bearwood Road, the rear extension would project beyond the rear elevation of No.123's single storey rear extension by 3.5m and would sit 0.9m away from the shared boundary and project 2.5m beyond the existing rear elevation of No.127 and would sit 0.3m away from the shared boundary. As the projection would fall below the guidance provided by the SPD, it is considered that the proposed rear extension would not have a negative impact on the amenity of the neighbouring dwellings would be acceptable.

Considering the impact on the neighbouring dwelling to the rear 121 Bearwood Road, the rear extension would project beyond the rear elevation of No.121 by 4.6m and would sit 10m away from the shared rear/side boundary. Whilst the interface distance would fall below the New Residential Development SPD's 12m interface principal elevation to gable guidance, given that the extension would not breach the 45-degree principle, and would be of a single storey nature, it is considered that the extension would not have a negative impact on the amenity of No.121 and would be acceptable.

The extension would have a hipped roof which would 'wrap-around' to connect to the proposed side extension. The rear extension would be slightly visible from the wider street scene of Bearwood Road, when standing near to No.121. Whilst the dwellinghouses in the wider estate are of a primarily pitched roof-design, as 'wrap-around' extensions are a common feature in modern estates and the extension would be slightly obscured by No.123's rear extension, boundary treatments and the outbuilding situated within the applicant's rear garden, it is considered that the proposed roof-profile would not negatively impact the visual amenity and would be acceptable.

The extension would be finished in brick to match the existing dwellinghouse. As the materials would match the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The bi-fold doors and one window within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension.

In summary, the proposed single storey rear extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwellinghouse would remain as a three-bedroom property.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey side extension. The Householder Development SPD advises that the parking provision of a three-bedroom property should provide 2 spaces within the curtilage and that car spaces provided on side driveways should have dimensions of 5.0m x 2.75m.

At present, the application site benefits from a driveway to the side of the property for 3 vehicles measuring 16.7m x 3.3m.

The erection of the single storey side extension would reduce the length of the driveway from 16.7m to 12.2m, removing the parking provision for one vehicle. The width of the driveway would remain as 3.3m. The reduced driveway would allow for two vehicles to park within the curtilage, whilst complying with the SPD's guidance of two parking spaces for a three-bedroom dwellinghouse.

Therefore, the proposal is considered to be acceptable in terms of any impacts on the highway as the extensions would not cause significant harm in relation to the highway safety and are considered to be acceptable.

OTHER MATTERS – FORMER WASTE TIPPING SITE

The application site is located on a former landfill which was investigated and monitored under planning approval 13/00393/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for a residential end use.

For information, at each property the following build phase remediation and validation was undertaken:

- All Plots - 2000-gauge proprietary gas membrane (Visqueen "Low Permeability Gas
- Membrane or approved other) spanning the footprint of the building.
- All Plots - All overlaps of membranes to be a minimum of 150mm sealed with proprietary double-sided tape and jointing tape.
- All Plots - All service entry points to be sealed with proprietary gas resistant tophats
- taped and sealed to the membrane and pipe. Jubilee clip to be used on the neck of the tophat.
- Reinforced, cast in situ concrete floor slabs - no passive venting.

- Provision of a 600mm clean cover soil system underlain by a high visibility geotextile membrane in all areas of soft landscaping including gardens.

Based on the information available to this division and the previous remediation undertaken at this site, in relation to contaminated land, there is the potential that some contamination may still exist below the hard standing of the patio area and beneath 600mm within the garden.

The consultation response from Environmental Health outlines that the responsibility to properly address contaminated land issues lies with the owner / developer of the site irrespective of any involvement by this Authority. If gas protection measures are identified at the dwelling, then the equivalent measures will need to be installed within the extensions. The applicant / developer is requested to contact the Council's Environmental Protection Unit as soon as practicable should contamination be encountered on site. This will be relayed to the applicant by way of informative. This informative will also outline instruction pertaining to the discovery of contaminated material.

Environmental Health have also suggested a condition to control dust during excavation works to be included.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, highway safety and environmental health. 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 extensions 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.

- 4) a) Prior to the works being undertaken an implementation plan shall be submitted to and approved in writing by the Local Planning Authority (LPA), setting out details in respect to the following matters:
- Gas/vapour protection membrane. The measures to be installed must comply with the British Standard BS 8485:2015 +A1:2019.
 - i. What specific gas/vapour membrane will be used? The membrane specification must be a least equal to that already installed under the property.
 - ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures, including ventilation arrangements?
 - iii. The name of the competent persons / company installing the membrane?
 - iv. How the installation of the membrane will be validated?
 - Cover system
 - i. How material excavated for the foundations and other earthworks from beneath the existing patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at this property.

The agreed implementation plan must be carried out by a competent person.

b) Upon completion of the works, a validation statement must be submitted to the LPA. The statement shall demonstrate that works have been carried out in accordance with the agreed methodology detailed in Point 1 above.

c) Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11.03.2026	02	-	PROPOSED GROUND FLOOR PLAN AND SECTION
11.03.2026	03	-	EXISTING AND PROPOSED ELEVATIONS
12.03.2026	07	-	SITE PLAN
10.04.2026	06	-	PROPOSED SITE PLAN

Signed Case Officer¹: **Louise Robinson**

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **06/05/2026**

Informatives

- 1) The property is located on a former landfill which was investigated and monitored under planning approval 13/00393/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for a residential end use.

The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

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