

APPLICATION NO: 26/00068/FUL

CASE OFFICER: Kate Pickles

WARD: Halewood North

PARISH: Halewood Town Council

LOCATION: 87 Camberley Drive, Halewood, Knowsley, L25 9PT

PROPOSAL: ERECTION OF A PART SINGLE STOREY FRONT EXTENSION

Site description

The application property is a two-storey, end-terraced dwellinghouse set within a rectangular plot fronting on to Camberley Drive. The property is located within a Primarily Residential Area within the Local Plan Policies Map, and the wider area is characterised by semi-detached and terraced residential properties. The property currently has a 10m long double gravel driveway to the front elevation that is bordered by brick fence posts topped with metal gating.

Proposal

Permission is sought for the erection of a part single storey front extension which would serve as a utility room, WC and porch. The proposed extension would project 2.4m from the front elevation of the main dwelling, have a width of 6.2m and a height of 3.2m in height with an eaves height of 2.2m. The proposed extension would feature an arch style door and one window to the front elevation.

Consultations

None required.

Representations

This application was publicised via letters sent to 7 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Policy H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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 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

Design and residential amenity

The proposed front extension maintains adequate distances from neighbouring properties, being positioned 2.9 metres from the party boundary of No. 89 and 1 metre from the party boundary of No. 85. This ensures the development does not create a sense of dominance or appear overbearing. The extension includes no windows on either side elevation and only one window to the front, meaning no opportunities for direct overlooking are created. For these reasons, the proposal complies with the Householder Development SPD guidance which states that *Extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy* and is therefore considered acceptable.

The proposed extension would project from the front elevation of the main dwelling by 2.4m meaning it is moderate in size and would therefore not appear unduly dominant making it acceptable and compliant with SPD guidance which states that *Rear extensions should be designed to avoid causing overshadowing or appear unduly dominant to neighbours*. A distance of 10.2m would also be maintained from the front elevation of the proposed extension and the highway which means a sense of openness is preserved. As such, the proposal is considered acceptable in the maintenance of the character of the surrounding area.

The proposed extension would not see the addition of any additional bedrooms, nor would it reduce the number of off-street parking available within the curtilage. Therefore, the proposal is considered acceptable in terms of highway safety because the existing on-site parking provision remains sufficient for the size of the dwelling, ensuring no overspill onto the public highway.

The Householder Development SPD guidance states that *the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area*. The materials used on the proposed extension would be red brick and grey roof tiles which is in keeping with the house and surrounding area making the proposal policy compliant and acceptable in terms of design.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highway safety and is therefore considered acceptable and recommended for approval.

Recommendation

That planning permission be granted subject to the following condition(s):-

- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
18/02/2026			Location Plan
18/02/2026	002		Proposed Plans

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 14/04/2026

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

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