



Planning Department
Knowsley Council
Yorkon Building
Archway Road
Huyton
L36 9FB

Our Ref: RG/RG/G267/L001
Date: 17th March 2026

Dear Sir / Madam

**13 CHORLEY ROAD, PRESCOT, MERSEYSIDE, L34 1NT
PROPOSED TWO STOREY SIDE AND REAR EXTENSION AND ASSOCIATED WORKS IN
CURTILAGE [PART RETROSPECTIVE]**

We are instructed by Mr. Josh Boardman to submit this full planning application which proposes extension to the above dwelling, and the regularisation [retrospectively] of engineering works recently completed in the rear garden, including ground levelling and the erection of retaining walls.

Application Content

This pre-application submission comprises:

- Application form
- This covering letter
- The following drawings prepared by Hawthorn Design Partnership:
 - PLN L 01 (Rev A) - Location Plan
 - PLN L 02 - Existing Site Plan
 - PLN E 01 - Existing Elevations
 - PLN E 02 (Rev A) - Proposed Elevations
 - PLN E 03 - Proposed Elevations (Proposed & Approved Comparative Analysis)
 - PLN L 03 (Rev A) - Proposed Site Plan
 - PLN L 04 - Proposed Site Plan (With Approved Ground Floor Plan Overlay)
 - PLN P 01 - Existing Plans
 - PLN P 02 (Rev B) - Proposed Plans
 - PLN P 03 (Rev B) - Proposed Plans (Proposed & Approved Comparative Analysis)

Pre-Application Feedback

The application proposal is identical to the scheme that was subjected to pre-application advice from the LPA in its response referenced 25/00048/PREAPP, albeit additional information has been provided to address comments made - for example, the checking of the use of rooms



/ windows in the adjacent property and consideration of the 45 degree rule as marked on the submitted drawings. Our client has also discussed the proposal with the adjacent neighbour and our understanding is that she is fully supportive of the proposal and welcomes the investment and use of what is currently a down-at-heel site. We briefly summarise the LPA's pre-application letter below.

The LPA confirmed that the principle of extending the dwelling is acceptable within a residential area, and that the design, scale and appearance of the proposal would not harm the character of the street scene.

However, the main concern raised relates to impacts on the amenity of No. 11 Chorley Road, particularly due to the proximity, scale and height of the proposed two-storey side and rear extensions, which were considered likely to result in loss of light, overshadowing and an overbearing impact.

The LPA also indicated that the scheme as presented was likely to breach the 45 degree rule and that further information, including clear plans demonstrating compliance and the relationship with neighbouring windows, would be required.

No concerns were raised in relation to design, highways, parking (subject to detailed consideration), drainage or wider environmental matters, although clarification of ground level changes and engineering works was required as these may need planning permission.

Overall, the LPA advised that in its current form the proposal would not be supported due to residential amenity impacts, but indicated that these issues may be capable of resolution through further design justification and supporting information.

The Proposal

The existing property comprises a small-scale bungalow that has sat empty for some time. It is in poor condition and clearly in need of investment and repair.

The Applicant's intention is to create a modern, well-designed, watertight and fully insulated new family home through sensitive design, formulated having regard to the local context, which comprises a mix of single and two-storey homes in the immediate vicinity.

It is therefore proposed to construct an upward extension to create an additional upper floor together with a partial two-storey side extension and a two-storey rear extension. The extensions would be constructed in contextual materials to match the existing dwelling and integrate with the established character of the property.

The application also seeks to regularise works recently carried out in the rear garden, namely levelling and the construction of retaining walls. We suggest that it is arguable that those works are either permitted development or *de minimis*, but are mindful that the LPA considers



that planning permission is required. As such, in the interests of regularising matters, those works are included in the application.

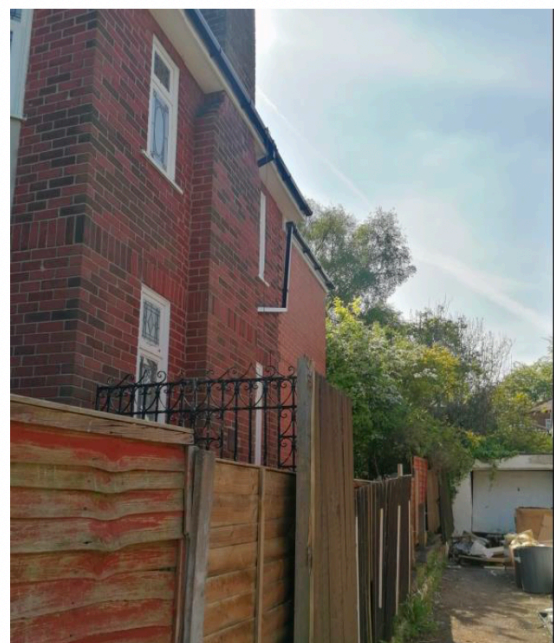
Planning History

Planning application reference 24/00149/FUL was approved in March 2024 for the following development:

“Erection of single storey extension to side, raising of eaves and ridge height of main dwelling by 1.2m incorporating dormer and rooflight to front and apex windows to side, together with two-storey extension to rear incorporating apex windows at first floor and rooflights to side roof slopes to provide bathroom and 2 no. bedrooms (one with en-suite), internal reconfiguration to form new entrance, and demolition of existing side extension, entrance porch and flat roof kitchen extension to the rear.”

The relationship with No. 11 was discussed at length in the delegated report that led to approval of the previous application. That explained as follows:

“The adjacent property No. 11 Chorley Road is a four-bedroom detached two-storey property. The common boundary with the application site is marked by a timber fence and a garage on the application site. There is a distance of approx. 1.5m between the gable of No. 11 and the common boundary.



The gable elevation of No. 11 which faces the application site includes a number of windows both at ground and first floor level. It is believed that these windows are secondary windows within bedrooms at first floor and lounge at ground floor. It is noted that the ground floor windows can be clearly seen above the existing fence. Given the positioning of the proposed side extension it would not cause any loss of outlook or overshadowing of the neighbour’s side



windows. The proposed side extension would, however, be located beyond the rear wall of the neighbour's property. The development would also involve increasing the height of the host dwelling and this would also include inserting new fenestration within the side elevation; including a new ground floor entrance door; hall window and living room window which would replace existing dining room and living room windows on the side elevation facing No. 11. At first floor level within the proposed upper floor of the dwelling, there would be apex windows which would serve a new stairway and a void over the new hall, a roof light would also be inserted within the roof slope of the two-storey extension at the rear which would face this property.

Whilst it is acknowledged that the smaller of the 2 apex windows would serve a void with the landing being located some 3.35m from the window, given the distance between the windows on the gable of the neighbouring property and the proposed windows on the side elevation of the development it is considered that it would be prudent to require the apex windows to be obscure glazed. This could be secured by condition if planning permission is granted."

Accordingly, the approval included Condition 5, requiring that the apex windows facing No. 11 be obscure glazed. This condition provides clarity on the treatment of side-facing windows, which we will fully respect in developing the new proposals."

Comparative details of the approved extensions and proposed extensions are provided on the submitted drawings.

Policy Context and Compliance

The proposal has been formulated to accord with the adopted Knowsley Local Plan Core Strategy and relevant saved policies of the Knowsley Replacement Unitary Development Plan (UDP, adopted June 2006).

Core Strategy Policy CS19: Design Quality – The project will deliver a high-quality design solution that responds sensitively to its surroundings. The upward, side and rear extensions will be proportionate, use matching materials, and respect the varied character of Chorley Road, where both single and two-storey homes sit side by side. The scheme will enhance the streetscape by replacing a poorly maintained bungalow with a modernised and well-proportioned family dwelling.

Core Strategy Policy CS20: Sustainable Development – The redevelopment will secure a long-term sustainable home by upgrading insulation, improving energy efficiency, and creating a watertight, future-proofed property. Sensitive use of materials, good natural lighting, and efficient building fabric will ensure that the dwelling complies with sustainable design objectives and contributes positively to the local housing stock.

Saved UDP Policy H5: Development within Primarily Residential Areas – The proposal represents a compatible form of development within an established residential area, enhancing



the quality and choice of housing while maintaining the character and amenity of the surrounding neighbourhood.

Saved UDP Policy H8: Extensions and Alterations to Residential Properties – The scheme will be sympathetic in scale, design, and materials, protecting the amenity of adjoining occupiers and respecting the character of the street. By addressing privacy, daylight, and massing issues, the proposals will meet the detailed expectations of this policy.

The scheme will also align with the National Planning Policy Framework (NPPF) by making effective use of previously developed land, improving housing choice, and securing a design that adds to the overall quality of the area.

The proposal also takes account of Knowsley's *Householder Developments SPD* (2016), which provides detailed guidance on extensions, as below.

Design and Character: The upward, side and rear extensions will be carefully designed to remain proportionate, with sympathetic roof forms and materials, ensuring integration with the varied streetscape.

Impact on Neighbours: Privacy and daylight will be safeguarded. No upper floor windows are proposed facing the adjacent property at side.

Here we are mindful that, at pre-application stage, the LPA raised concern about the impact of the proposal on the amenities of the resident of the adjacent house, no. 11. It was noted that the proposed side extension would be positioned approximately 3.2 metres from the gable of No. 11, and around 1.9 metres from the shared boundary. It was noted that the development includes a first-floor addition and would bring the building 1.0 metre closer to the boundary with No. 11 compared to the existing bungalow. The letter explained that, although the gable windows of No. 11 serve secondary rooms, the siting of the side extension, combined with the increased height of the dwelling, is considered likely to result in loss of light, overshadowing, and create an overbearing impact which would be to the detriment of neighbouring amenity.

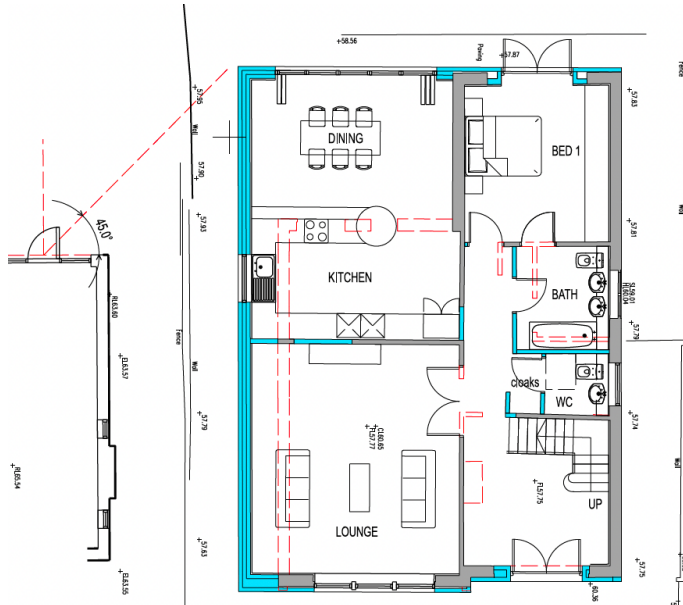
Our client has given due consideration to the above comments and has discussed matters with the adjacent neighbour, who we believe has confirmed that the side windows in question are secondary, semi-opaque and provide very little natural light (bearing in mind their small size and north-facing, and hence no direct sunlight) and negligible 'outlook' of any note, and that those rooms are served by other sizeable main windows. That said, our understanding is that the neighbour raises no concerns about the proposal. Indeed, she has expressed firm support, as evidenced by the letter provided at *Annex A* of this letter.

We are also mindful that the LPA raised concern about the 45 degree rule at the rear of no. 11, suggesting that - although it had not been demonstrated in the pre-application submission, it appears that the proposed two-storey extension would cross the 45 degree line and would be likely to have an unacceptable impact on the neighbouring property. This had in fact already

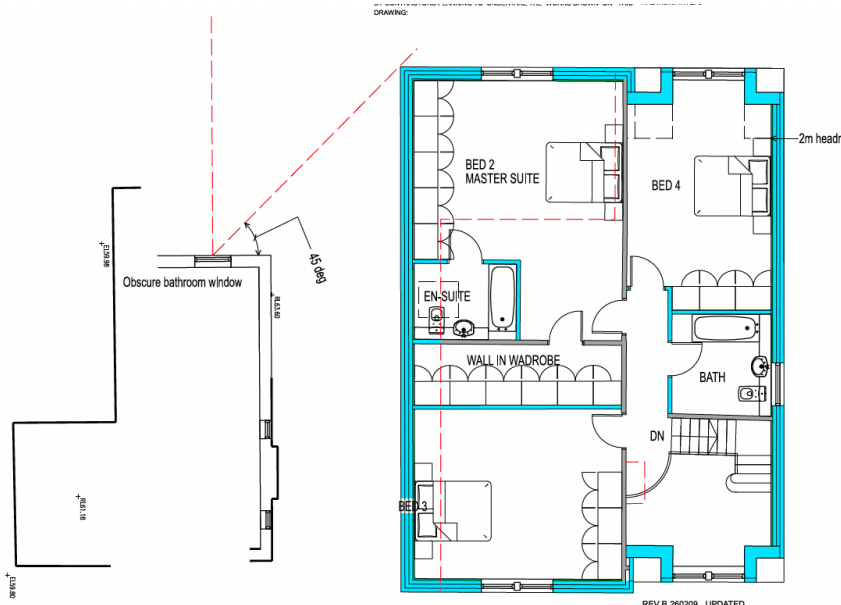


been tested by the Applicant and the 45 degree angle is marked on submitted drawing P02B (extract on following page), evidencing that the rule is not in fact breached.

Ground Floor:



First Floor:



On the above basis, we consider that the proposal accords with the SPD's principles and represents a sensitive, sustainable redevelopment of the site.

Conclusions

In conclusion, the proposal represents a clear opportunity to bring a vacant and deteriorating property back into beneficial residential use through a high quality and policy compliant scheme. The principle of extensions is firmly established, and the design, scale and appearance have already been confirmed as acceptable by the LPA.

Crucially, the matters raised at pre-application stage have now been carefully and comprehensively addressed. The relationship with No. 11 has been fully reviewed. The 45 degree rule has been demonstrated as compliant on the submitted drawings, and the neighbouring occupier has expressed clear support for the development. As such, we hope that the LPA's concerns regarding residential amenity have been resolved.

The proposal will deliver a modern, sustainable family home that integrates appropriately with its surroundings, improves the visual quality of the site, and enhances the overall character of the area. It accords with the development plan, relevant SPDs and the NPPF, and we suggest that there are no material considerations that would justify withholding planning permission.



We look forward to confirmation of receipt and validation of the application, and if further information is required or the LPA wishes to discuss matters, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd



Annex A

Letter from owner of no. 11 Chorley Road

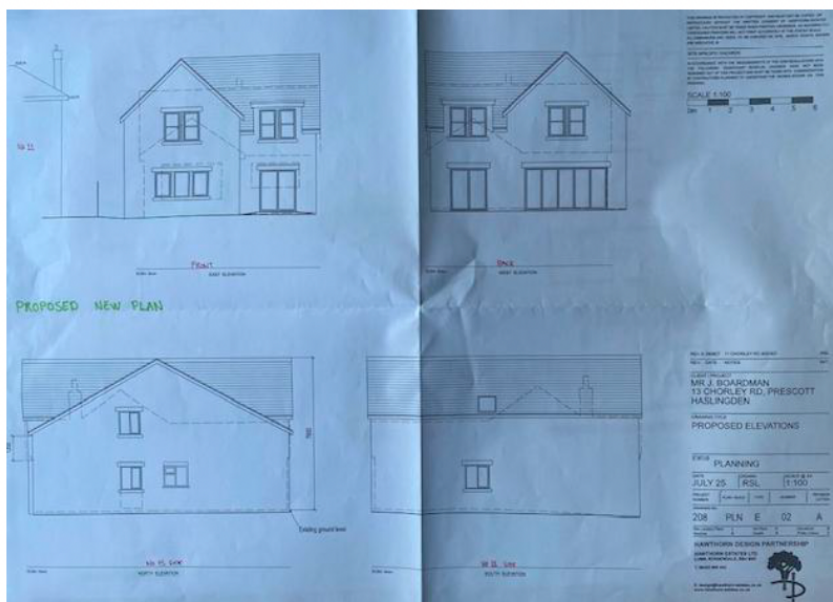
11 Chorley Road,
Prescot,
L34 1NT
11 March 2026

Dear Josh

RE: 13 Chorley Road

Thank you for sending me the plans you're putting forward for your redevelopment of 13 Chorley Road. As our properties are next to each other, it's great that you've reached out in this way.

I can confirm I'm happy with the drawings you've sent through (below). They appear to be an improvement to those previously approved. The new plans are further away from the boundary line, creating more space between our two houses.



I hope you manage to progress your project as planned. Number 13 has been vacant for many years now and it will be good to see it restored. I'm happy to be contacted by Knowsley Council to confirm the above if required.

Kind Regards