

<u>APPLICATION NO:</u>	25/00451/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	12 Firethorne Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY REAR EXTENSION		

Site Description

The application site is located at 12 Firethorne Road, Halewood, Halewood and is situated within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, detached dwellinghouse. The property is (predominately) brick facing, excluding partially rendered sections of the elevations, together with white UPVC openings and brown, flat roof tiles. The property benefits from a linked garage which has been previously converted to form a habitable room.

The site is located to a corner plot; the front elevation of the dwelling fronts Firethorne Road and the side elevation faces into a cul-de-sac (Comfrey Grove). The site is largely grassed in surfacing with some vegetation, excluding the existing tarmacked hardstanding, which is accessed via Comfrey Grove and could accommodate a minimum of 2 no. vehicles within the plot.

Proposal

The proposal is for the erection of a two-storey rear extension.

The proposed development would have a projection of 3m and a width of 5.1m. This would be served by a hipped roof, which would measure at a height of 4.9m and would attain a maximum height of 6.8m at the ridgeline.

The proposed development has been amended (such as the proposed ridge being lowered in height and an additional parking space introduced), however, these changes are minor, would not have any greater impact than the original submission and therefore, it is not considered necessary to re-consult neighbours.

Consultations

Halewood Town Council – No comments received.

Representations

This application has been publicised by letters sent to 9 neighbours. There have been no letters of objection, no letters of support and 1 letter of neutral comment, submitted from No.10 Firethorne Road.

This neutral representation is summarised as there is *no objection/issue with the planned development provided that the extension does not extend beyond the level of the rear wall of our dwelling as this would reduce the light available along all that side of the house and the rear garden.*

Planning History

No relevant recorded 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) and the New Residential Development (2018) are material planning considerations for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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 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 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 for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states 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* and *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*.

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD outlines that *two-storey extensions of up to 3m will normally be acceptable* and that *extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule*. Furthermore, *two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary*.

The proposed two-storey rear extension would have a depth of 3m and would retain a distance of 11.6m from the rear boundary, which would comply with the Householder Development SPD. The detached neighbouring dwelling (No.10) is positioned 2.8m further than the existing recessed rear elevation of the application property, subsequently, the proposed development would project 0.2m beyond the existing rear elevation of No.10. No.10's ground floor side elevation contains an access door, which is confirmed by the occupant of No.10 to serve a kitchen / utility room, however this is not the primary source of light – which is provided from the window to the rear elevation and therefore the proposed development would not result in any unacceptable impact by way of overshadowing or loss of light. This would result in a negligible impact on residential amenities and living conditions of the occupants of No.10. Proposed openings are contained to the rear elevation of the proposal and no overlooking concerns are raised.

The New Residential Development SPD (Appendix 4: Interface distances and private amenity) outlines *principal elevation to gable should be a minimum of 12m*. The proposed development would leave an interface distance of 12.1m between the rear elevation of the proposed development and the gable wall of No.4 Comfrey Grove. This would accord with the minimum interface distance as outlined. No.4 contains a window to the middle of the gable wall (first-floor), which is obscurely-glazed and assumed to serve a bathroom. Given that the minimum interface distance is retained, and this window is obscurely-glazed, no unacceptable visual intrusion or loss of privacy is considered to occur between the occupants of the application property and

No.4.

The proposed rear extension would be served by a hipped roof, although the roof pitch would be moderately discordant to the main roof of the original dwelling, it would still echo the hipped roof design and would not appear significantly incongruous with the original roof profile. Concerns on the roof pitch were raised with the agent; however, it was posited that the roof arrangement of the original dwelling, which was trapezoidal in shape, would not lend itself to a roof design that could essentially emulate the original roof. Whilst there is some conflict with the guidance of the Householder Development SPD which states *when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate*, the proposed rear extension would still be served by a pitched roof, which would be subordinate to the original roof (0.4m lower) and would therefore, on the planning balance, be considered acceptable in design. The proposed roof design would not be considered to result in detrimental harm to visual amenities.

Although the application site is located on a corner plot, the proposed development would be erected within the inner section of the property, 'squaring' the footprint of the dwelling off; the proposal would not project beyond either the front elevation fronting Firethorne Road or the side elevation facing Comfrey Grove and would not result in any adverse impact on building lines of properties or erode the existing sufficient distance from the corner plot side boundaries. The proposed development would not conflict with any of the relevant guidance of the Householder Development SPD for the consideration of corner plots, given where the proposed development would be sited, it would not raise any concerns by way of design to the overall street scene or character of the area.

Materials:

The existing property is predominantly brick facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans contain annotations on exterior materials, stating that these would match the existing dwelling. This would be further secured by the standard planning condition for matching materials.

HIGHWAYS

At present, the application property can accommodate 2 no. vehicles within the curtilage of the dwelling. The proposed development would increase the total number of bedrooms at the property to at least 5 (with the potential to use other rooms as bedrooms).

The Householder Development SPD outlines that properties which contain 4+ bedrooms should be able to accommodate 3 no. parking spaces in-plot. Although the parking requirements are maximum standards, given that the property would contain a minimum of 5 no. bedrooms (with a potential for a sixth to be created if the 'dance room' were to be utilised as a bedroom) and the application site is located within a quiet cul-de-sac, with limited opportunity for on-street parking, it is necessary to request that a third space (in-plot) was secured for to ameliorate any impact to highway safety / on-street parking.

The submitted plans demonstrate that a third space would be created to the side of the existing hardstanding and would comply with the minimum dimensions (3m x 5m). A condition will further secure this is implemented and made available prior to

first occupation of the proposal and to ensure that the hardstanding is constructed with porous materials or that provisions are made to contain and direct surface run-off to porous areas within the dwelling to prevent it pouring onto the highway. A sufficient amount of grass surfacing would remain within the curtilage to maintain the character of the plot and not adversely impact residential amenities from excessive hard-surfacing.

The proposed development would, therefore, not be considered to result in any unacceptable highway safety issues or generate any detrimentally harmful levels of on-street parking.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

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

- 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.

- 4) No part of the proposed development shall be occupied until the proposed parking layout, illustrated on Drawing No. ABF-1190-XX-XX-DR-A-004 REV C) 'Site and Location Plan' (received 12.09.2025) has been implemented and available for use. The additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking, together with the driveway retained shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2023), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement

Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2025	ABF-1190-XX-XX-DR-A-004	REV C	LOCATION PLAN AND SITE PLAN
12/09/2025	ABF-1190-XX-ZZ-DR-A-002	REV D	PROPOSED GROUND AND FIRST FLOOR PLAN
12/09/2025	ABF-1190-XX-ZZ-DR-A-003	REV C	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 16/09/2025

Informatives

Not applicable.

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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