

<u>APPLICATION NO:</u>	26/00159/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	1 Baileys Lane, Halewood, Knowsley, L26 2XB		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION, ENLARGEMENT OF EXISTING FRONT WINDOW AND ALTERATIONS TO GROUND FLOOR COMMERCIAL UNIT		

Site Description

The application site comprises a two-storey detached property located on Baileys Lane, Halewood. As per the submitted application form, the property is currently vacant and was used as a mixed-use property comprising a ground floor commercial unit with a self-contained residential unit above (Use Class C3).

The property is characterised by brick to all elevations with some render and white / red-painted brick to the front elevations and has a cross-gable roof. The building is currently 'tired-looking' which is most likely a result of the building being vacant for 10+ years (as per the site history imagery on Google Earth). The property currently benefits from a single storey flat roof extension to the rear. There is a good-sized yard to the rear of the property.

The property sits within a row of commercial and retail units found on Baileys Lane, with a retail store and beauty salon to the north of the site and a retail store, barbers and a coffee shop to the south. The property is also surrounded by semi-detached dwellings to the north / northwest, single storey detached bungalows to the east (Elm Cottage and Ash Cottage; with access sought to these dwellings adjacent to the site) and two-storey semi-detached dwellings and detached bungalows to the further east / northeast. Derby Court apartments can be found to the southwest of the site.

The site is situated within a Primarily Residential Area, as allocated by the Knowsley Local Plan: Core Strategy.

Site Constraints

- Coal Consultation Zone (Low Risk)

Proposal

Planning permission is sought for the erection of a single storey rear extension, the enlargement of the existing front window and to carry out alterations to the ground floor commercial unit.

SINGLE STOREY REAR EXTENSION

The single storey rear extension would project 5.8m (adjacent to 1a Baileys Lane) and would project 5.5m (adjacent to 3 Baileys Lane) beyond the original rear wall of the property. The extension would also have a width of 11.1m. The extension would have

a flat roof with a roof height of 3.0m.

The extension would be finished in facing brickwork to match the existing property and would have two windows and a door within the rear elevation, one window within the north-facing side elevation and one window within the south-facing side elevation.

ENLARGEMENT OF EXISTING FRONT WINDOW

The enlargement of the window within the front elevation would see the previously bricked up 1.9m (w) x 1.3m (h) window be re-introduced to provide a new larger 1.9m (w) x 1.7m (h) window.

ALTERATIONS TO GROUND FLOOR UNIT

The alterations to the ground floor unit would see the existing shop floor and three smaller rooms become open plan to provide a new 72.35m² shop floor area.

Consultations

None required.

Representations

This application has been publicised by letters sent to 31 neighbours and a site notice displayed near to the site. One objection was received as a result of the publicity given to the application.

The issues raised within the objection have been summarised and are as follows:

- No construction access without using private neighbouring land.
- Existing parking problems would be made worse.
- Concerns regarding refuse storage and access.
- Existing encroachment onto neighbouring property.
- Concerns regarding security.
- Concerns regarding the potential future use of the commercial unit.
- Lack of confidence in the applicant / landlord.

The issues raised within the objection received are discussed within the assessment section of this report.

Planning History

11/00015/FUL	ERECTION OF SINGLE STOREY EXTENSION TO REAR OF EXISTING OFF-LICENSE TO PROVIDE ADDITIONAL STORAGE AREA. GRANTED (02 MARCH 2011)
10/00333/FUL	ERECTION OF SINGLE STOREY EXTENSION TO REAR OF EXISTING OFF-LICENSE TO PROVIDE ADDITIONAL RETAIL SPACE WITH SEPARATE ACCESS FOR THE SALE OF FROZEN FOODS. WITHDRAWN (15 SEPTEMBER 2010)

Relevant Policy

Paragraphs 11 and 12 of the December 2024 National Planning Policy Framework (NPPF) have been superseded by the August 2026 NPPF. The presumption in favour of sustainable development is now set out in Policies S3 to S5 of the NPPF (2026).

Paragraph S3 of the NPPF (2026): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, Policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, Policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that

does not increase the risk of flooding either on or off-site); or

- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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.

NATIONAL PLANNING POLICY FRAMEWORK

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 Development within Primarily Residential Areas

Policy S9 Shop Fronts and Security Shutters

SUPPLEMENTARY PLANNING DOCUMENTS

Shopfront and Signage Design 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

Policy CS19 of the Core Strategy outlines:

- 1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:
 - a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.
- 2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:
 - a) Avoid unacceptable impacts on existing residents, business occupiers and future occupiers.
 - b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security.

- c) Accommodate future maintenance and long-term management requirements.

PRINCIPLE OF DEVELOPMENT

The application site is identified as being allocated as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Whilst the area is predominantly residential, the application site is situated within a small row of mixed-use units with retail uses located to the ground floor and residential uses to the upper floors.

As such, the works proposed are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

RESIDENTIAL AMENITY AND DESIGN

SINGLE STOREY REAR EXTENSION

The proposed rear extension would project 5.8m (adjacent to 1a Baileys Lane) and would project 5.5m (adjacent to 3 Baileys Lane) beyond the original rear wall of the property. The extension would also have a width of 11.1m.

Considering any impacts on 1a Baileys Lane and 3 Baileys Lane, the proposed extension would not project beyond the rear elevation of either of these properties. Whilst there are windows within the side elevations of both neighbouring properties, given the ground floor nature of the extension and there would be interface distances of 3.9m to No.1a and 4.1m to No.3 as well as boundary treatments separating the host property from the neighbouring dwellings, the single storey rear extension would not have a negative impact on the amenity of the neighbouring properties to the north and south.

Considering any impacts on Elm Cottage to the east of the site, the extension would be situated approximately 10.5 away from the front elevation of this dwelling. As there is a change of orientation between the host property and the neighbouring dwelling, it is considered that the single storey rear extension would not have a negative impact on the amenity of Elm Cottage.

The single storey rear extension would have a flat roof with a height of 3.0m and would be slightly visible from the highway of Baileys Lane, however the majority of the extension would be obscured from view by the existing property. Whilst it is noted that the extension would be to a commercial property, as the property is situated within a primarily residential area, the Householder Development SPD advises that flat roof extensions will normally not be appropriate. However, as the extension would be similar in design to the existing rear extension and the majority of the extension would be obscured by the existing dwelling, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The extension would be finished in facing brickwork to match the existing property. As the materials would match that of the wider property, the extension is considered to be acceptable in visual terms.

The two windows and door within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation. Additionally, the one window within the north-facing side elevation and one

window within the south-facing side elevation do not raise any overlooking concerns, as whilst windows should normally be restricted to rear elevations, given that the windows would primarily look onto the boundary treatments shared with the neighbouring commercial properties and would be situated at ground floor level, these windows would not create any overlooking from the proposed extension.

In summary, the proposed single storey rear 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 Policies CS2 and CS19 of the Core Strategy.

ENLARGEMENT OF EXISTING FRONT WINDOW

Policy S9 of the Replacement UDP outlines that proposals for new or altered shop fronts should:

- a) Relate well to the street scene in terms of materials, form and proportions.
- b) If located within a Conservation Area preserve or enhance the character of the area.
- c) Provide good access for all members of the community.

The Shopfront and Signage Design SPD outlines that unless the architecture of the building indicates otherwise, the design of all new or altered shopfronts will be expected to:

- a) Include as a minimum a fascia, pilasters, stallriser(s), dominant shop windows and prominent doorways.
- b) Ensure accessibility for prams, the less mobile, wheelchair users and the visually impaired in accordance with current standards
- c) Ensure that the fascia and stallriser depth are each no more than 20% of the total height of the shopfront.
- d) Ensure glazing retains a vertical proportion by being clearly taller than it is wide.
- e) Incorporate recessed and/or projecting features to give depth and shadow. Shopfronts where all the features are flush, or near-flush will inevitably appear bland.

The alteration to the shopfront would see the previously bricked up window which measured 1.9m (w) x 1.3m (h) be re-introduced to provide a new larger 1.9m (w) x 1.7m (h) window. Whilst the Shopfront and Signage Design SPD outlines at point (d) that glazing should retain a vertical proportion by being taller than it is wide, given that the previous window was larger in width than height, the proposed window does not raise any concerns and would not negatively impact the wider street scene of Baileys Lane. Additionally, the proposed window to be installed would be aluminium. The proposed material does not raise any concerns, as the fenestration would have a similar design finish to that of UPVC. Therefore, the window is considered to be acceptable.

As such, the proposed window to the front elevation 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 Policies CS2 and CS19 of the Core Strategy, Policy S9 of the Replacement UDP and guidance provided within the Shopfront and Signage Design SPD.

OTHER MATTERS – NEIGHBOUR OBJECTION

One objection was received during the consultation period from a neighbouring property, as a result of the publicity given to the application.

The issues raised within the objection have been summarised and are as follows:

- No construction access without using private neighbouring land.
- Existing parking problems would be made worse.
- Concerns regarding refuse storage and access.
- Existing encroachment onto neighbouring property.
- Concerns regarding fire safety.
- Concerns regarding the potential future use of the commercial unit.
- Lack of confidence in the applicant / landlord.

The concerns raised within the objection were relayed to the agent for the application and clarified. The LPA acknowledges the objection received and discusses each point below.

CONSTRUCTION ACCESS

The agent has outlined that the construction materials, operatives and equipment could access the property directly from the applicants own land, as there are existing access doors to the front of the property.

Whilst the LPA acknowledges this point raised within the objection; this is considered to be a civil matter between the host property and the neighbouring dwellings. Additionally, it is also noted that there is an adopted highway (Baileys Lane) to the front of the property, which construction vehicles could stop whilst delivering materials.

EXISTING PARKING PROBLEMS

The LPA acknowledges the lack of parking provision for the property and the wider area, however, as this proposal is for the erection of a single storey rear extension and the re-introduction of a new window, it is unlikely that the extension would have a further impact on the existing parking provision.

REFUSE STORAGE AND ACCESS

The agent has outlined that the property is currently vacant and provides substantial internal space, together with external space within the site, which can be used for the temporary storage and management of construction waste. The proposed approach for construction is to retain waste temporarily within the building and, where appropriate, within the applicant's own external area until there is sufficient material for a skip. A large skip can then be brought to the site, filled and removed promptly. We currently anticipate that approximately two skip collections should be sufficient for the proposed works. There is no requirement to enter or use neighbouring land for either refuse storage or collection.

EXISTING ENCROACHMENT ONTO NEIGHBOURING LAND

The proposed rear extension would be contained within the applicants own land, and no encroachment would occur with the proposed extension. Whilst it is noted that unauthorised gates have been created providing access onto neighbouring land, this is considered to be a civil matter which needs to be discussed between the applicant and the neighbouring properties.

FIRE SAFETY

The agent has clarified that the development does not propose or rely upon any emergency access route across neighbouring land. The building already has direct access to the front, and the proposed development does not introduce any arrangement whereby emergency access, means of escape or general access would depend upon adjoining property.

POTENTIAL FUTURE USE OF THE COMMERCIAL UNIT

If a change of use was to occur at the property, a planning application would need to be submitted to the LPA before the change could take place. Each application received to the LPA is assessed on their own individual merit and would be subject to the assessment of principle of development, impacts on residential and visual amenity, environmental health, impacts on highways, and any further issues that the LPA.

LACK OF CONFIDENCE IN THE APPLICANT / LANDLORD

The point raised above is noted considered to be a planning matter and more of a civil matter, which should be discussed between the applicant and the neighbouring properties.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity. 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.

- 4) The new window to the front elevation of the property shall be an aluminium frame fenestration.

Reason: In the interests of visual amenity and to comply with Saved Policy S9 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
29.06.2026	01		LOCATION PLAN
19.06.2026	02		EXISTING AND PROPOSED SITE PLANS
05.07.2026	04		PROPOSED FLOOR PLANS
05.07.2026	05		EXISTING AND PROPOSED FRONT AND SIDE ELEVATIONS
05.07.2026	06		EXISTING AND PROPOSED REAR AND SIDE ELEVATIONS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 09/09/2026

Informatives

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

- 1) The applicant is advised that the installation of any new external roller shutters does not form part of this approval. Any new external shutters would require separate planning permission. No such works should be undertaken until the appropriate planning consent has been sought and obtained from the Local Planning Authority.
- 2) The applicant is advised that any new advertisements, including signage, fascia signs or any external display signs are not covered by this approval. Such works would require separate advertisement consent. No new advertisement should be displayed unless the necessary consent has first been obtained from the Local Planning Authority.
- 3) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026