

<u>APPLICATION NO:</u>	26/00074/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	45 Barncroft Road, Halewood, Knowsley, L26 9TN		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY PART SIDE AND REAR EXTENSION		

Site Description

The application site comprises a two-storey 2-bed semi-detached dwelling located on Barncroft Road, Halewood. The dwelling is characterised by brick to all elevations and a gable tiled roof. The property currently benefits from a porch to the front.

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

The attached neighbouring dwelling 43 Barncroft Road does not benefit from any extensions. The detached neighbouring dwelling 47 Barncroft Road benefits from a two-storey side extension and a single storey rear extension. The immediate surrounding area is characterised by two-storey semi-detached and terraced dwellinghouses.

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 1.6m and a length of 2.9m. The extension would have a pitched tiled roof which would hip towards the rear to 'wrap-around' to connect to the proposed rear extension. The extension would also have a brick finish to match the existing dwellinghouse.

Single storey rear extension

The rear extension would project beyond the existing rear elevation by 3.9m and have a width of 5.4m. The extension would have a mono-pitched roof with two rooflights installed, which would hip towards the side to 'wrap-around' to connect to the proposed side extension.

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

Consultations

None required.

Representations

This application has been publicised by letters sent to 13 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

93/00202/APP ERECTION OF 20 NO TWO-STOREY DWELLINGS AND
CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN
ACCESS

GRANTED (24 January 1994)

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 Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel 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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, 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 to be 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 to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the proposed extensions are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

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 1.6m and a length of 2.9m.

The side extension would be located next to the blank gable elevation of 47 Barncroft Road's two-storey side extension and would not have a negative impact on the amenity of No.47.

There is no impact on 43 Barncroft Road, as the extension would be located away from No.43.

The extension would have a pitched tiled roof which would hip towards the rear of the extension to 'wrap-around' to connect to the proposed rear extension. Whilst the roof-

profile of the main roof is pitched, as the roof would have a pitched design towards the front of the extension and the 'wrap-around' design would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable.

The extension would be visible from the wider street scene of Barncroft Road. The proposed extension would have a brick finish. As the materials would match the existing dwellinghouse, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The front elevation of the side extension would be a blank. Whilst the inclusion of a window would enhance the appearance of the extension and provide some natural surveillance, the lack of window does not warrant the refusal of the application, as it is noted by the LPA the extension is set back from the streetscene and that the window would have benefitted from limited daylight, due to the neighbouring two-storey side extension.

In summary, the two-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 H8 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 projection of 3.9m beyond the existing rear elevation of the dwelling and a width of 5.4m. As such, the single storey rear extension would comply with the SPD in terms of its projection.

Considering the impact on the neighbouring dwellings 43 and 47 Barncroft Road, the rear extension would project beyond the rear elevation of No.43 by 3.9m and would sit 0.1m away from the shared boundary and 0.9m beyond the rear elevation of No.47's single storey rear extension and would sit 0.9m away from the shared boundary. As the projection of the extension 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 and would be acceptable.

The extension would have a mono-pitched tiled roof with two rooflights installed which would hip towards the side of the extension to 'wrap-around' to connect to the proposed side extension. Whilst the roof-profile of the main roof is pitched, as the roof would have a predominantly pitched design and the 'wrap-around' design would not be visible from the wider street scene, the proposed roof-profile is considered to 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 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 two-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 two-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 two vehicles measuring 10.4m x 2.6m.

The erection of the single storey side extension would reduce the length of the driveway from 10.4m to 10m. The width of the driveway would remain as 2.6m and would allow for two vehicles to park within the curtilage. Whilst the width of the driveway would fall short of the SPD's guidance by 0.15m, this is considered to be minimal, and the length would still allow for two-vehicles to park.

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.

Site Constraints (Coal Consultation Zone)

The proposed development is sited within an area of previous coal mining activity. The Local Planning Authority's records identify the site as a low-risk area. Therefore, an informative will be included on the decision notice, should the application be approved, for the attention of the applicant.

Conclusion

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20.02.2026	-	-	LOCATION PLAN
20.02.2026	BN001	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Louise Robinson

Signed Authorising Officer²:

Jo Sheridan

Date:

31/03/2026

Informatives

- 1) 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.

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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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

Site Photographs

