

<u>APPLICATION NO:</u>	26/00147/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	25 Higherfield Crescent, Huyton, Knowsley, L34 4AX		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT EXTENSION TOGETHER WITH A GARAGE CONVERSION.		

Site Description

The application site comprises a two-storey 3-bed detached dwellinghouse located on Higherfield Crescent, Huyton. The property is characterised by brick to all elevations and a gable tiled roof, with a hipped roof above the existing garage and front entrance. The dwellinghouse does not currently benefit from any extensions and has off-street parking available to the front for two vehicles.

The surrounding area is characterised by similarly designed two-storey detached and semi-detached dwellinghouses.

Proposal

Planning permission is sought for the erection of a single storey front extension, together with the conversion of the existing garage.

Single storey front extension

The front extension would have a width of 1.3m and a length of 2.1m. The extension would continue to be served by the existing hipped roof to the front and would simply infill the existing open entrance to the property and would not project beyond the existing front elevation of the garage.

The extension would be finished in brick and would have a door installed within the front elevation and a window installed within the side elevation.

The porch requires planning permission as permitted development rights for extensions have been removed (18/00062/HYB).

Garage conversion

The footprint of the existing garage would not be extended in any way. The existing garage door would be replaced with brick and a new window to match the existing dwellinghouse.

The conversion would continue to be served by the existing hipped roof to the front.

The garage conversion requires planning permission as Condition 18 (18/00062/HYB) states that the integral or detached garages shall not be converted into living accommodation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

18/00062/HYB DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSES A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500kVA SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM. OUTLINE APPLICATION FOR UP TO 26,350 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASSES B1) AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE

Granted (17 July 2018)

Permitted Development Rights for the property have been removed under Condition 5 of the original planning permission for the site:

Condition 5 The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1A, 1B, 1E, 1F, and 2A, or any amendments made to that Order, shall not apply and:

- (i) no extensions shall be carried out to the dwellings;
- (ii) no buildings or other structures shall be erected within the curtilage of the dwellings;
- (iii) no vehicle standing space shall be provided within the curtilage of the dwellings;
- (iv) no gates, walls, fences or other means of enclosure (other than agreed by the terms of this permission) shall be erected to the boundaries of the dwellings or elsewhere on the application site;
- (v) no windows or dormer windows shall be added to the dwellings;

unless on application to the Local Planning Authority planning permission for such development is granted.

REASON: To enable the Local Planning Authority to regulate and control the development in the interests of residential and visual amenity having regard to safeguarding the character of this residential development and to comply with the National Planning Policy Framework, Policies CS2, CS7 and CS19 of the Knowsley Local Plan:

Core Strategy, adopted January 2016; and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Permitted Development Rights for the conversion of the garage have been removed under Condition 18 of the original planning permission for the site:

Condition 18 The integral or detached garages shall not be converted to living accommodation or used for any purpose that would preclude the storage of a car.

REASON: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

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
Policy SUE1 Sustainable Urban Extensions and Safeguarded Land
Policy SUE2 Sustainable Urban Extensions – Development Principles
Policy SUE2a Sustainable Urban Extension – Knowsley Lane, Huyton

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

Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder 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 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

RESIDENTIAL AMENITY AND DESIGN

Single storey front extension

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The proposed front extension would have a width of 1.3m and a length of 2.1m. The extension would infill the existing open entrance to the property and would not project beyond the existing front elevation of the garage.

The extension would have no impact on 23 and 27 Higherfield Crescent, as the infill extension would be situated away from No.23 and would not be situated any closer to No.27 than the existing entrance to the application site.

The single storey front extension would be visible from the wider street scene of Higherfield Crescent and Brooke Grove. The extension would be finished in brick and would continue to be served by the existing hipped roof to the front. As the materials and design would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The door within the front elevation and window within the side elevation raise no overlooking concerns as they would not create any additional views not already available from the front / side of the dwellinghouse. Additionally, the side window would predominantly look onto the blank gable of No.27, due to the application site being slightly set back from the front elevation of No.27.

In summary, the single storey front 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 Core Strategy Policy CS19 and Replacement UDP Policy H8 and guidance provided by the Householder Development SPD.

Garage conversion

The footprint of the existing garage would not be extended in any way.

The proposed garage extension would have no impact on the amenity of 23 and 27 Higherfield Crescent.

The conversion would be finished in brick to match the existing dwellinghouse and would be built up to a height that would mirror that of the existing ground floor window

within the front elevation. As the materials and design would match the existing dwelling, the conversion is considered to be acceptable in visual terms.

The window to be installed within the front elevation raises no overlooking concerns as it would not provide any additional views not already available from the front of the dwelling.

In summary, the garage conversion 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 Core Strategy Policy CS19 and Replacement UDP Policy H8 and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwellinghouse would remain as a three-bedroom dwelling.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey front extension. The SPD also advises that the parking provision of a three-bedroom property should provide 2 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

Condition 18 attached to planning application 18/00062/HYB states 'the integral or detached garages shall not be converted into living accommodation or used for any purpose that would preclude the storage of a car'.

The application site currently benefits from a driveway to the front of the dwelling, which allows for the parking provision of two vehicles.

Whilst it is noted that Condition 18 states that garages shall not be converted into living accommodation, as the application site provides two parking spaces within the curtilage which complies with the SPD's guidance for a three-bedroom property, the garage conversion is considered to be acceptable in this instance. Additionally, the proposed front extension would not extend in any way that would disrupt the existing driveway found at the property.

Therefore, it is considered that the proposal would not have a negative impact on the highway safety.

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 and garage conversion 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
12.04.2026	2026/0045/0001	REV A	PLANS AND ELEVATIONS AS EXISTING AND PROPOSED AND LOCATION PLAN

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 03/06/2026

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.

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

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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