
<u>APPLICATION NO:</u>	26/00181/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Shevington	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	1 Swallow Close, Tower Hill, Kirkby, Knowsley, L33 4DG		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION AND FRONT PORCH		

Site Description

The application site comprises a two-storey 3-bed dwelling located on a corner plot of the cul-de-sac of Swallow Close, Kirkby. The property is characterised by brick and white cladding to the front elevation, brick to the side and rear elevations, and has a gable tiled roof with solar panels to the front roof-plane. The dwelling currently benefits from a small porch to the front, a conservatory to the rear and a detached storage building within the rear garden. The property does not currently have any off-street parking available.

The attached neighbouring dwelling No.3 benefits from a small porch to the front. The surrounding area is characterised by similarly designed two-storey semi-detached and terraced dwellings. There are examples of single storey and two-storey side extensions within the wider locality. To the south of the site is a T-junction. To the north of the site is greenbelt land and Simonswood Brook.

Proposal

Planning permission is sought for the erection of a two-storey side extension and a front porch extension.

Two-storey side extension

The two-storey side extension would have a width of 3.1m, would have a length of 7.8m and would be set back from the existing front elevation by 0.5m. The extension would have a pitched tiled roof with an eaves height of 5.0m and a ridge height of 7.2m. The ridge height would incorporate a dropped ridge of 0.2m from the existing dwellings roof height.

The extension would be finished in render to match the wider dwelling and would have two windows installed within the front elevation, two windows and a door within the side elevation and sliding doors and one window within the rear elevation.

The extension has been amended to adjust the scale of the proposed first-floor front elevation window to replicate the scale of the existing first-floor front elevation bathroom window.

Single storey front porch extension

The front extension would have a width of 3.2m and would project 2.5m beyond the existing front elevation. The extension would have a pitched tiled roof with an apex window, with an eaves height of 2.1m and a ridge height of 2.8m.

The extension would have a render and brick finish and would have glazing to all elevations and a door within the front elevation.

Other alternations

The wider dwellinghouse would have a new render finish applied, to match the material finish of the proposed extensions.

The application has been amended to provide a new parking space within the front curtilage of the dwellinghouse.

Consultations

Environmental Health – No objections in principle.

Provided comments regarding the proximity of the dwelling to the historical waste tipping site and recommended a condition and informative to be included on the decision notice.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

76/01619/HIST PLOTS 1 – 23 INCL SHEVINGTONS LN ESTATE KIRKBY – 23
DETACHED / SEMI DETACHED AND TERRACED 2 STOREY
HOUSES. Granted (02 April 1976)

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 Area
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Amended New Residential Development SPD

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

RESIDENTIAL AMENITY AND DESIGN

Two-storey side extension

The Householder Development SPD advises that particular attention should be paid to the design of extensions on corner plots, as they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. They can also interfere with highway visibility in some solutions.

The SPD also advises that:

- Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area and extensions should not be sited so close to the boundary that they would adversely impact on the street scene.
- Two-storey extensions should respect the established building lines on both street frontages and should avoid blank gables and should respect interface distances with neighbouring dwellings (12m between gable and front elevation) and should have a pitched roof.
- Sufficient car parking spaces should be retained or provided.

The Householder Development SPD outlines that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid causing a terracing effect, either by themselves or in conjunction with similar extensions.

The SPD also outlines that either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first-floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The proposed two-storey side extension would have a width of 3.1m, have a length of 7.8m and would be set back from the existing front elevation by 0.5m.

Due to the curved nature of the plot, the proposed two-storey side extension would be set in from the shared boundary by 0.2m (at its smallest point) and 2.1m (at its largest point). Whilst there would be a shortfall of 0.8m at its smallest point, as there is no direct neighbouring dwelling to the south of the side and there is a change of orientation between the application site and No.2, the SPD's 1.0m requirement can be mitigated, as the extension would not create an actual or potential terracing effect.

The proposed two-storey side extension would not disrupt the established building line, as the existing dwelling projects 5.2m beyond the gable elevation of the terraced dwellings located to the southeast of the site. As such, the proposed side extension would not disrupt the established building line no more than the existing dwellinghouse.

The New Residential Development SPD advises that principal elevations to gable elevations should have a 12m interface distance at minimum. The side extension would have an interface distance of 15.4m the front elevation of 2 and 4 Swallow Close (to the south). As such, the interface distances would more than exceed the required 12m.

The SPD also advises that principal elevations to rear elevations should have a 22m interface distance at minimum. The side extension would have an interface distance of 27.1m from the front elevation of the proposed side extension to the rear elevation of 9 Swallow Close (to the southeast). As such, the interface distance with No.9 would more than exceed the required 22m.

The side extension would have an interface distance of 17m from the rear elevation of the proposed side extension to the rear elevation of 18 Deva Close (to the northwest). Whilst this interface distance would have a shortfall of 5m, the existing dwelling has an interface distance of 17m with No.18 which falls below the SPD's guidance and there is a slight change in orientation. Additionally, the extension would not extend beyond the existing rear elevation of the property. The LPA acknowledges that the two-storey side extension would have an impact on the amenity of No.18, however, this impact would be no greater than that of the existing distance between the application site and No.18. As such, the reduced interface distance would not have a considerable impact on No.18 to warrant the refusal of the application and the extension is considered to be acceptable in this instance.

There would be no impact on 3 Swallow Close as the extension would be located away from No.3.

The proposed side extension would be visible from the wider street scene of Swallow Close. The extension would be finished in render, which would match the wider dwellinghouse once the new render finish is applied to the whole of the existing dwelling and would have a pitched tiled roof. The first-floor window within the front elevation has been amended to be of a similar scale to that of the existing bathroom window in the front elevation. As the materials, roof design and window design would match that of 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 one door and two windows (one at ground floor, one at first-floor) within the side elevation do not raise any overlooking concerns, as the ground floor fenestrations would only overlook the applications sites private garden. With regards to the first-floor window, there would be an interface of 18.5m to the front elevation of 2 Swallow Close and would not create any additional perception of overlooking than the existing first-floor side elevation window found at the application site. Furthermore, a condition will be included to ensure that obscure glazing is installed to protect amenity. Additionally, the fenestrations would comply with the Householder Development SPD, to ensure that the gable elevation is not a blank gable.

The additional two windows within the front elevation (one at ground floor, one at first-floor) and the sliding doors and one first-floor window within the rear elevation do not raise any overlooking concerns as they would not provide any additional views not already available from the front and rear of the dwelling. Furthermore, as the front elevation first-floor window would serve an en-suite, a condition will be included to ensure that obscure glazing is installed, to protect amenity.

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 front porch 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 3.2m and would project 2.5m beyond the existing front elevation. The extension would project 2.5m beyond the existing front elevation of 3 Swallow Close. The extension would not exceed the 45-degree rule when measured from the nearest habitable window of No.3. As such, the extension would not have a negative impact on the amenity of No.3.

The front extension is unlikely to have any impact on the amenity of 2 and 4 Swallow Close, as the extension would be situated 17.5m away from the front elevations of the neighbouring dwellings.

The extension would be finished in render and brick and would have a pitched tiled roof. Whilst the main dwellinghouse is predominantly brick, the introduction of a render finish to the extension does not raise any concerns.

The door within the front elevation and glazing to the front and side elevations raise no overlooking concerns as they would not create any additional views not already available from the front / side of the dwellinghouse.

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 Policy H8 and guidance provided by the Householder Development SPD.

Commented [JS1]: The first floor gable windows needs to be obscurely glazed - 12m rule is blank gable to habitable room window.

Commented [LR2R1]: Requested

Other alternations

The wider dwellinghouse would have a new render finish applied, to match the material finish of the proposed extensions. Whilst the existing dwelling has a mixture of a brick and white cladding finish, render can be found in the wider locality and is a common material finish on modern dwellings and extensions. As such, the new render finish to the property raises no visual concerns.

HIGHWAYS

The dwelling would be increased from a three-bed dwelling to a four-bed dwelling.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey front extension and a two-storey side extension. The SPD also advises that the parking provision of a four-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

The application site does not currently benefit from any off-street parking within the curtilage. The application has been amended to provide a new parking space within the front curtilage of the dwellinghouse. The proposed parking space would measure 5.2m x 2.8m.

Whilst there would be a shortfall of two parking spaces, the LPA notes that there is currently no off-street parking at the property and due to the shaping of the plot, the dwelling would be unable to accommodate any additional off-street parking. Additionally, in the wider locality it is common for dwellings to not have driveways, for example, the terraced dwellings located to the southeast of the site. An additional vehicle could be parked on the road in front of the application site without impacting the amenity of the neighbouring dwellings or the highway safety.

Therefore, whilst the application site would only provide one parking space within the curtilage, the shortfall of two parking spaces would not warrant the refusal of the application due to the site not currently benefiting from any parking within the curtilage. As such, the proposal would not have a negative impact on the highway safety and is considered to be acceptable.

OTHER MATTERS

ENVIRONMENTAL HEALTH – WASTE TIPPING SITE

Environmental Health have reviewed the information submitted. Whilst the property lies within 250m of a known historical waste tipping site, Environmental Health have no evidence to suggest that the site would adversely affect the property. Given the age of the property, it is unlikely that the dwelling was constructed with any gas protection measures.

Environmental Health have no objections to the application and recommend that a contaminated land advisory note is included as an informative and also recommend that during the construction phase the works be restricted to the Council's standard hours of operation through a planning condition on the decision notice.

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 two-storey side extension, single storey front extension and wider dwellinghouse shall be render / brick.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).

- 4) No part of the development hereby permitted shall be used or occupied until the proposed first-floor window within the front elevation and the proposed first-floor window within the side elevation of the proposed two-storey side extension as indicated on Drawing No. 364/02 (REV A) has been glazed with obscure glass to level 4/5. The obscurely glazed window shall be retained thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 5) The parking provision shown within the curtilage of the dwelling on the approved plans 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 dwellinghouse. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 6) No part of the accommodation / development hereby consented shall be occupied until the parking provision shown on areas indicated in Drawing No. 364/02 (REV A) and associated footway crossing modifications have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy

- 7) No construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17.06.2026	364/02	REV A	EXISTING AND PROPOSED PLANS AND LOCATION PLAN

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 23/06/2026

Informatives

1. Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The

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

developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority may carry out these works.

For the avoidance of doubt, the applicant is advised that the widening of the vehicular dropped kerb must be undertaken by Knowsley Council's approved contractor, Tarmac.

Contact details:

 Knowsley.highways@tarmac.com

 0800 023 2334