

APPLICATION NO: 26/00151/FUL

CASE OFFICER: Andrew Hunt

WARD: Halewood North

PARISH: Halewood
Town Council

LOCATION: 18 Chudleigh Close, Halewood, Knowsley, L26 7AB

PROPOSAL: ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION.

Site Description

The application site is an irregular rectangle shaped plot at 18 Chudleigh Close. The plot consists of a semi detached house set within a garden area at the rear and front with hardstanding areas. There is a detached garage immediately to the west of the site, it is unclear which property owns this detached garage. The site is surrounded by other dwellings to the north, south, east and west.

Proposal

The proposal is for the erection of a single storey front and side extension.

- The single storey front and side extension would be 2.7 metres wide, 4.2 metres long and 3.6 metres high.

Consultations

N/A

Representations

This application has been publicised by letters sent to 7 neighbours and by a site notice. No representations have been received.

Planning History

02/00454/FUL - ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING TO FORM GARAGE AND KITCHEN WITH BEDROOM AND ENSUITE ABOVE – granted - 30.08.2002

74/07190/HIST - KITCHEN AND DINING ROOM EXTENSION ~ WITHDRAWN
RESUBMITTED 10/08/83 – granted - 15.09.1983

74/04590/HIST - DETACHED GARAGE – granted - 02.11.1979

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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 area

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration 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 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.

ISSUES AND ASSESSMENT:

Policy

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

Para 7.3 of The Householder Development SPD states that:

“Single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The following guidelines apply:

- *Extensions should be constructed in materials and style to match the original dwelling.*
- *Extensions should normally have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms.*
- *Side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling.*
- *Sufficient car parking spaces should be retained or provided (see separate section on parking and domestic garages)*
- *Any forward projection would only be acceptable if it would be appropriate to the dwelling’s design and the wider street scene and setting”.*

Para 7.4 states that:

“Front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas. The following guidelines apply:

- *Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.*
- *Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.*
- *The size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. A large detached house, set a substantial distance from the highway, would normally be capable of accommodating a much larger front extension or porch than, for example, a terraced dwelling with minimal set-back from the highway.*
- *Front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings.*
- *Front extensions through their siting or fenestration should not generate the need to enclose or screen gardens with high boundary features in order to improve privacy.*

- *Extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy.*
- *Sufficient car parking spaces shall be retained or provided”*

CHARACTER OF AREA

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

Para 6.7 of the Householder Development SPD states the following:

“Windows

6.7 The ratio of solid to void on an elevation (i.e. how much of an elevation is covered by windows or openings) is also a key consideration when designing an extension. For example, an extension that is blank or nearly blank walling would look out of place if it were directly alongside the large principal windows of a dwelling”.

The single storey side extension would be modest in size and would be pitched like the existing roof. At the rear there would be no windows, however as the extension would not extend as far back as the main dwelling it would not be located next to the rest of the house and would not clash visually with the rear of the existing dwelling.

Overall, there would be no harm to the character of the area and the proposal complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

In relation to neighbours, the single storey extension would be modest in height (3.6 metres) and would not be close to any neighbouring dwellings. The only building in close proximity would be the garage to the west (which is not a main habitable room). Overall, there would not be any harm to neighbours from the proposal from loss of light, outlook or privacy.

Overall, the development will not cause harm to the amenity of neighbours and complies with Policy CS19 of the Core Strategy.

HIGHWAYS

Part 2 of Core Strategy Policy CS7 states that:

“New development will be required to be:

d) In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development”;

Para 7.10 of the Householder Development SPD states that:

- *“Car spaces provided at the side of dwellings should have a minimum dimension of 5m x 2.75m (this width is necessary to enable a car door to be opened and*

use satisfactorily).

- *Car spaces provided on front drives should have dimensions of at least 5.0m x 3m (this width is considered necessary to allow pedestrian path to the dwelling).*
- *Two side by side parking spaces will require an area of 5m x 5.7m.*
- *Car spaces in front of a garage should have a minimum depth of 5.5m to avoid vehicles obstructing the highway whilst gaining access to the garage.*
- *Garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.*
- *Extensions which would result in the loss of an existing car parking space to an unacceptable level or demand for additional spaces may be permitted if alternative parking is provided e.g. in front gardens if the replacement spaces would have satisfactory dimensions and the garden would be well landscaped.*
- *In operating the guidelines, the Council will have regard to existing prevailing parking provision in the area.*
- *Garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment.*
- *Where replacement parking will be necessary in front gardens, to soften / screen parked cars, proposals should ensure that at least 50% of the front garden area remains porous”.*

The proposal would not change the existing parking spaces (2) which are sufficient for a 3 bedroom house. Overall, the proposal would be acceptable in highways terms and complies with Core Strategy Policy CS7 and the Householder Development SPD.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to neighbour amenity, the character of the area or highway safety. The proposed development complies with policies included within the Core Strategy (2016) and National Planning Policy Framework (2024).

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) Plans

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) Materials

Any brick and roof materials to be used on the external surfaces of the extension hereby permitted shall match the brick materials used in the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

27 May 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

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/04/2026	2021010-01	Rev A	Existing plans and elevations and Location Plan
10/04/2026	2021010-02	Rev A	Proposed Plans and Elevations and site plan.

INFORMATIVES

N/A