

<u>APPLICATION NO:</u>	26/00027/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Michaels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	184 Huyton Lane, Huyton, Knowsley, L36 1TQ		
<u>PROPOSAL:</u>	ERECTION OF A TWO-STOREY SIDE EXTENSION, PART TWO-STOREY / PART SINGLE STOREY REAR EXTENSION AND A SINGLE STOREY FRONT EXTENSION; FOLLOWING THE DEMOLITION OF THE EXISTING PORCH AND KITCHEN EXTENSION. INSTALLATION OF NEW REPLACEMENT WINDOWS AT FIRST-FLOOR LEVEL WITHIN THE REAR ELEVATION.		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on Huyton Lane, Huyton. The dwellinghouse is characterised by brick and white render to the front and side elevations, white-painted brick to the rear elevation, a hipped tiled roof. The property currently benefits from a porch to the front and a small single storey kitchen extension to the rear.

The site also has off-street parking available to the front/side for one vehicle.

The attached neighbouring property 186 Huyton Lane benefits from a single storey 'wrap-around' extension to the side and rear, a conservatory to the rear and a dormer extension to the rear. The detached neighbouring property 182 Huyton Lane benefits from a single storey rear extension.

Proposal

Planning permission is sought for the erection of a two-storey side extension, part two-storey / part single storey rear extension and a single storey front extension, following the demolition of the existing porch and kitchen extension. The proposal also includes the installation of new replacement windows at first-floor level within the rear elevation.

Two-storey side extension

The two-storey side extension would have a width of 2.3m and a length of 8.4m. The extension would have a hipped tiled roof with an eaves height of 5.6m and a ridge height of 7.7m. The proposed extension would be set back from the adjacent front elevation at first-floor level by 0.6m. The application has been amended to incorporate a dropped ridge of 0.4m into the roof design of the extension.

The extension would have a render finish to the front elevation at first-floor level and a facing brickwork finish to the side elevation.

Part two-storey / part single storey rear extension

The two-storey aspect of the extension would have a projection of 3.0m beyond the

existing rear elevation of the dwelling, a width of 3.9m, be set in from the shared boundary with the attached neighbouring dwelling No.186 by 4.9m, sit hard on the shared boundary with No.182 and be set away from the rear shared boundary by 23.7m.

The extension would have a hipped tiled roof with an eaves height of 5.6m and a ridge height of 6.8m. The ridge height would incorporate a dropped ridge of 1.3m from the existing dwellings roof height.

The single storey aspect of the extension would project 3.0m and a width of 4.9m. The rear extension as a whole would have a total width of 8.8m.

The extension would have a mono-pitched tiled roof with 3 rooflights installed with an eaves height of 2.8m and a ridge height of 3.9m.

The extension would be finished in facing brickwork to match the existing dwellinghouse.

Single storey front extension

The single storey front extension would have a width of 5.0m and would project 0.7m beyond the existing front elevation.

The extension would have a pitched tiled roof with an eaves height of 2.5m and a ridge height of 3.3m, which would drop to 3.0m.

The extension would be finished in facing brickwork to match the existing dwellinghouse.

Other alterations

Two windows would be installed within the rear elevation at first-floor level, which would replace the existing windows.

Consultations

Highways – No objections.

Representations

This application has been publicised by letters sent to 5 neighbours and a site notice displayed near to the site. One objection and one representation of general comments were received as a result of the publicity given to the application.

The letter of objection raised the following issues:

- Concerns regarding the scale and mass of the proposed part two-storey rear extension.
- The proposed windows within the rear elevation would overlook property.
- The development would be overbearing and would have a harmful impact on the outlook from their own home.
- The proposal would result in a loss of natural light to property / garden and would create an increased sense of enclosure.
- Due to the size and impact of the side and rear extension, the appearance

would look overdeveloped.

General Comments

- Would like for the wall to be rebuilt between boundaries in the front gardens if it is knocked down.
- If scaffolding is required to be erected over the boundary whilst works take place, they are happy for this to be done.

Planning History

No relevant planning history.

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
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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection or 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 being allocated as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the domestic extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Two-storey side extension

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 2.3m and a length of 8.4m. The proposed extension would be set away from the shared boundary No.186 and sit hard on the shared boundary with No.182.

The extension would be set back from the existing adjacent wall of the dwelling by 0.6m at first floor level. Whilst the SPD outlines that the first-floor should be set back by 1.0m, given that the extension at first-floor level would be set back 1.5m from the existing bay window, it is considered that the additional 0.4m shortfall is mitigated by the bay window. Additionally, due to the application site being situated slightly higher than No.182 due to a change in land levels, it is unlikely that the extension would cause an actual or potential terracing effect. Furthermore, the extension also incorporates a 0.4m dropped ridge to further reduce any terracing effects.

Considering the impact on the detached neighbouring dwelling 182 Huyton Lane, there are four windows (one at ground floor and three at first-floor) within the side elevation of No.182. A google search has confirmed that the ground floor window currently serves a hallway and at first-floor level one of the windows serves the stairway/landing and the two further windows serve the bathroom. As such, the windows are all considered to be non-habitable. Therefore, the two-storey side extension would not have a negative impact on the amenity of the neighbouring dwellinghouse.

There would be no impact on the amenity of the attached neighbouring dwellinghouse, 186 Huyton Lane, as the extension is located to the opposite side.

The proposed two-storey side extension would be visible from the wider street scene of Huyton Lane. The extension would be finished in render to the front elevation, facing brickwork to the side elevation and have a hipped tiled roof. Therefore, as the materials and roof 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 additional window within the front elevation does not raise any overlooking concerns as it would not provide any additional views not already available from the front of the dwelling.

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.

Part two-storey / part 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 SPD advises that two-storey extensions of up to 3.0m will normally be acceptable, should not come within 7.0m from the rear boundary and should normally have a pitched roof.

The two-storey aspect of the extension would have a projection of 3.0m beyond the existing rear elevation of the dwelling, a width of 3.9m, would be set in from the shared boundary with the attached neighbouring dwelling No.186 by 4.9m, would sit hard on the shared boundary with No.182 and would be set away from the rear

boundary by 23.7m. Therefore, the two-storey aspect of the extension would comply with the Householder Development SPD in terms of its projection.

The single storey aspect of the extension would have a projection of 3.0m beyond the existing rear elevation of the dwelling and a width of 4.9m. As such, the single storey aspect of the extension would comply with the Householder Development SPD in terms of its projection.

Considering the impact on the neighbouring dwellings 182 and 186 Huyton Lane, the part two-storey and part single storey rear extension would project beyond the rear elevation of No.182's extension by 0.6m and 0.3m beyond the rear elevation of No.186's extension. Therefore, 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 SPD also advises that two-storey rear extensions should not come within 7.0m from the rear boundary. The proposed extension would be set away from the rear boundary by 23.7m and therefore complies with the SPD's guidance.

The New Residential Development SPD advises that development should retain 22 metre interface distances between existing rear principal elevations and proposed principal elevations for two-storey properties. Considering the impact on the neighbouring dwellings to the rear 43 and 45 Wallace Drive, the rear-to-rear interface distance with both properties would be 47m. Therefore, the proposed interface distance would comply with the New Residential Development SPD's guidance, and the extension would not have a negative impact on the amenity of the neighbouring dwellings to the rear of the application site.

The two-storey part of the extension would have a hipped tiled roof, and the single storey part of the extension would have a mono-pitched tiled roof with 3 rooflights installed. The SPD advises that two-storey rear extensions should normally have a pitched roof, however, as the two-storey part of the extensions roof would match that of the wider dwellinghouse's existing roof-profile, the proposed roof is considered to be acceptable. Whilst the single storey part would have a mono-pitched roof, many dwellinghouses within the wider locality benefit from pitched roof rear extensions, and as such, the proposed roof-profile does not raise any visual concerns. Therefore, the proposed roof-profiles are considered to be acceptable and would not negatively impact the visual amenity.

The extension would be finished in facing brickwork. As the materials would match that of 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. Whilst one window would be installed at first-floor level, this additional window does not raise any overlooking concerns, as it would not create any additional views not already available from the rear of the dwelling.

In summary, the proposed part two-storey / part 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, Policies H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

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 project 0.7m beyond the existing front elevation and would have a width of 5.0m.

Considering the impact on 182 Huyton Lane, the extension would project 0.7m beyond the front elevation of the detached neighbouring dwelling. There are no habitable rooms within the front elevation at ground floor level of the neighbouring dwellinghouse that are in close proximity to the shared boundary with the application site, mitigating the requirement of the 45-degree rule. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwellinghouse.

Considering the impact on 186 Huyton Lane, the extension would not project beyond the front elevation of the attached neighbouring dwelling, as the existing bay window would obscure the proposed front extension from any views. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwellinghouse.

The single storey front extension would be visible from the wider street scene of Huyton Lane. The extension would be finished in brickwork to match the existing dwellinghouse and would have a pitched tiled roof. Whilst the roof-profile of the existing dwellinghouse is a hipped roof, the roof to the existing porch is a pitched tiled roof, therefore, the proposed roof-profile would not look visually different to that of existing. As the materials and roof design would match that of the existing dwellinghouse, the extension would not have a negative impact on the amenity of the street-scene and is considered to be acceptable in visual terms.

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.

Other alterations

Two windows would be installed within the rear elevation at first-floor level, which would replace the existing windows. One of the windows would continue to serve bedroom 2 and one of the windows would serve the existing bathroom. The bedroom window does not raise any overlooking concerns as it would not provide any additional views not already available from the rear elevation. Additionally, whilst the bathroom window would provide a new view from the rear elevation, due to the window being re-located from the side elevation of the property, as the window would serve a non-habitable room, a condition will be included to ensure that obscure glazing is installed to the bathroom window, to protect privacy. Therefore, the proposed rear windows do not raise any overlooking concerns.

Highways

The dwellinghouse would be increased from a three-bedroom to a four-bedroom property.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a two-storey side extension and a single storey front extension. The Householder Development SPD advises that the parking provision of a 4-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.

At present, the application site benefits from a driveway to the side of the property for one vehicle measuring 7.2m x 2.3m.

Drawing No. 702-008 indicates that the driveway would be extended to the front of the property, to allow for 3 vehicles to park within the curtilage. Each parking space would measure 5.0m x 3.0m, complying with the SPD's guidance.

The highways officer raises no objections to the proposed parking provision.

Therefore, as the driveway would comply with the SPD's guidance and highways have no objections to the proposal, the proposed driveway and extensions would not cause significant harm in relations to the highway safety and are considered to be acceptable.

Other Matters – Objection and Comments

One objection and one representation of general comments were received as a result of the publicity given to the application. The objection raised has been addressed throughout the assessment of this report, however for ease, the points will also be addressed within this section of the report.

Objection

- Concerns regarding the scale and mass of the proposed part two-storey rear extension.
- The proposed windows within the rear elevation would overlook property.
- The development would be overbearing and would have a harmful impact on the outlook from their own home.
- The proposal would result in a loss of natural light to property / garden and would create an increased sense of enclosure.
- Due to the size and impact of the side and rear extension, the appearance would look overdeveloped.

The LPA have assessed the proposed two-storey rear extension and consider the extension to be compliant with the Householder Development SPD's guidance in regard to the scale of the extension. Additionally, the introduction of the new rear windows would not create any additional views not already from the rear elevation of the application site. The extensions have all been designed in a manner that would not cause a loss of natural light to any neighbouring properties and to ensure that the extensions would be policy compliant. With regard to the point of 'overdevelopment', the application site does not currently benefit from any substantial extensions apart from a porch to the front and a small single storey kitchen extension to the rear. As the extensions are all considered to be policy compliant, the property would not look 'overdeveloped.'

General Comments

- Would like for the wall to be rebuilt between boundaries in the front gardens if it is knocked down.
- If scaffolding is required to be erected over the boundary whilst works take place, they are happy for this to be done.

The points raised within this representation are considered to be a civil matter which could be discussed between the application site and the neighbouring properties at the point of construction.

Site Constrains (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 development hereby permitted shall have a render / brick finish.

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) No part of the development hereby permitted shall be used or occupied until the proposed window within the rear elevation at first-floor level which would serve the existing bathroom, as indicated on Drawing No's 702-003 and 702-005 has been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such 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 permitted shall be occupied until the parking provision shown on areas indicated in Drawing No. 702-008 and associated footway crossing modifications have been provided. The parking provision shall be hard surfaced and shall not drain onto the highway.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.01.2026	-	-	LOCATION PLAN
28.01.2026	702-003	REV P1	PROPOSED GROUND & FIRST FLOOR PLAN
28.01.2026	702-005	REV P1	PROPOSED REAR AND SIDE ELEVATIONS
28.01.2026	702-006	REV P1	EXISTING & PROPOSED SITE PLAN
25.02.2026	702-008	REV P1	PROPOSED PARKING LAYOUT
20.03.2026	702-004	REV P1	PROPOSED FRONT AND SIDE ELEVATIONS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

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

25/03/2026

Date:

Informatives

- 1) The granting of planning permission does not confer consent to encroach on any neighbours land and would be a civil matter between the affected parties. Consideration should be given to this in respect of any gutters potentially overhanging over shared boundaries.
- 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

- 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

Site Photographs

