

APPLICATION NO: 26/00143/FUL

CASE OFFICER: Kate Pickles

WARD: St. Michaels

PARISH: Preston Town Council

LOCATION: 32 Blenheim Drive, Huyton, Knowsley, L34 1PN

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION.

Site description

The application property is a two storey, detached dwellinghouse situated within an asymmetrical plot fronting on to Blenheim Drive. The area is characterised by detached and semi-detached housing with Green Belt land to the east and west of the site.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed extension would project 4m from the rear elevation of the existing dwelling, would be 5.3m in width and 3.5m in height with an eaves height of 2.5m and would be served by a pitched roof. The extension would serve as an enlarged kitchen space.

Consultations

None required.

Representations

This application was publicised by letters sent to 6 neighbours. No representations have been received as a result of this publicity.

Planning history

12/00497/FUL:- Conversion of garage to living accommodation together with construction of car parking. Approved 10/10/2012.

97/00690/APP:- Application for the approval of reserved matters for the erection of 96 detached and 4 semi-detached dwellings with associated garages. Approved 08/10/1998.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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 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

Design and residential amenity

The Householder Development SPD advises that single-storey rear extensions should not result in overshadowing, loss of outlook or privacy, nor appear unduly dominant and would normally be acceptable if they project no more than 4m from the rear elevation. While the proposed extension would project 4.1m from the rear elevation of the existing dwelling, the 0.1m excess is considered to be modest and would not result in any material harm to residential amenity. The proposal would therefore be compliant with the SPD guidance. The proposed extension would be offset from the boundary of No.32 by 0.85m and 4m from the boundary of No. 28. This would comply with SPD guidance given that sufficient distance would be retained between the extension and the boundaries of neighbouring policies meaning the proposed extension would not appear unduly dominant or result in loss of light.

The proposed extension would be served by two rooflights, one window to the rear elevation, one window to the side elevation and a door to the side elevation. No privacy concerns are raised by the rear elevation window given its ground floor positioning, existing boundary treatments and the creation of no new viewpoints beyond those already available from the rear elevation. The door proposed to side elevation would be obscurely glazed therefore reducing privacy concerns. The window to the opposite side elevation would also be obscurely glazed above the fence at 1.8m and would therefore minimise privacy concerns. The obscure glazing to both the windows and door in the side elevations of the proposed extension will be secured by condition.

The Householder Development SPD advises that extensions should be constructed in materials and style to match the original dwelling and that extension should normally have a pitched roof. The proposed extension complies with this guidance through its use of brown tiles, white UPVC doors and windows and red brick to match the host dwelling. The proposed extension would also feature a pitched roof to echo that of the existing dwelling meaning the proposal is considered policy compliant and acceptable in terms of design.

The Householder Development SPD also advises that extensions should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The proposal complies with this guidance as the garden would be reduced from 11.8m to 7.8m meaning that over 50% of the garden would be retained. The proposed extension is therefore considered acceptable in the avoidance of a cramped appearance.

Highways

The proposal is for a rear extension meaning the off-street parking arrangements within the curtilage are unaffected. The proposal does not involve the introduction of any additional bedrooms meaning the demand for off-street parking are not increased. As

such, the existing parking arrangements are considered sufficient, and the proposal is considered acceptable from a highway safety perspective.

Conclusion

The proposed extension is considered acceptable in terms of residential amenity, design and highway safety and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following condition(s):-

- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed ground floor window and door within the side elevations of the proposed extension as indicated on Drawing No. P13803-SHT2 has been glazed with obscure glass to level 4/5. The obscure glazed side elevation 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.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
14/05/2026	P13803-SHT2		Proposed Elevations and Floor Plans
30/03/2026	P13803map		Location Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 19/05/2026

Informative

Coal risk

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

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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