

**APPLICATION
NO:**

25/00596/FUL

CASE OFFICER:

Reece Black

WARD:

Halewood South

PARISH:

Halewood Town
Council

LOCATION:

17 Tavington Road, Halewood, Knowsley

PROPOSAL:

RETROSPECTIVE APPLICATION FOR THE ERECTION OF A
SINGLE STOREY REAR EXTENSION

Site Description

The application site is located at 17 Tavington Road, Halewood and is located within an area designated as a Primarily Residential Area in the Development Plan. The property is a two-storey, detached dwellinghouse, served by two intersecting gable roofs. The dwelling is brick faced to the elevations, together with white UPVC openings and brown, flat tiles. The property benefits from a single storey rear extension. The property benefits from a single storey rear extension.

The front garden is hard-surfaced by a block-paved driveway, which can accommodate at least 1 vehicle with soft landscaping. The rear garden is a combination of hard and soft landscaping with a raised decking to the rear. Refuse bins are stored within the rear garden. The plot is broadly rectangular in shape.

The site is located within a modern housing estate, with residential properties located to all directions. The site is also located within a Low Risk Area for coal.

Proposal

This proposal is a retrospective application for a recently erected single storey rear extension (erected in 2017), this application is for its retention.

The erected rear extension has a projection of 3m with a width of 6.6m. This is served by a mono-pitched roof, which measures 2.4m at the eaves and 3.9m at the tallest point. The extension is finished with red brick to the elevations with grey metallic patio doors to the rear elevations, 3 no. grey metallic rooflights and grey flat roof tiles.

This application has been submitted as a result of an investigation by planning enforcement, which discovered that the completed works constitute a breach of condition. This was following correspondence received from United Utilities informing them that there is a belly in the sewer under the completed development.

Consultations

None required.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

APP. NO: 00/00215/KMBC1
PROPOSAL: OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED PUBLIC OPEN SPACE AND ACCESS ONTO GREENSBIDGE LANE
DECISION: GRANTED
DECISION DATE: 1 December 2000

APP. NO: 02/00360/REM
PROPOSAL: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 118 NO. RESIDENTIAL DWELLINGS
DECISION: GRANTED
DECISION DATE: 13 June 2002

Under 02/00360/REM permitted development rights were withdrawn for extensions, enlargement and external alterations. Condition 7 of the Decision Notice for 02/00360/REM states, *notwithstanding the provisions of Part 1 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) there shall be no extension, enlargement (or external alteration) to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site, without a further specific planning permission having been sought and obtained beforehand.*

Reason: To safeguard the character of this residential development and with reference to Policy H6 of the Knowsley Unitary Development Plan adopted June 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a conversion of the existing detached garage to a habitable room is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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 Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS (SPD's)

Householder Development (2016)

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

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

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD states that *single storey 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*. It further states that *a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling*.

The erected rear extension has a projection of 3m and therefore complies with the SPD's guidance. The extension is situated 1.2m off the party boundary shared with the adjacent, detached dwelling (No.15 Tavington Road). No.15 benefits from a linked garage, which adjoins the rear conservatory of the property. The rear extension at the application property does not surpass beyond the linked garage of No.15, which suitably screens the erected extension to the occupiers of No.15. The rear extension is considered to have a negligible impact by way of overshadowing, loss of light or by way of unacceptable harm to outlook because it is suitably screened by the garage. For the consideration of the other adjacent property (No.1 Clough Road), the erected rear extension is located 3.75m away from the

party boundary shared between these properties, No.1 also benefits from a single storey rear extension which sits within the building line of the erected extension. There are no side windows to the rear extension of No.1 or the erected rear extension to the application property. No amenity concerns by way of overshadowing or visual intrusion are raised and the erected rear extension would also be considered as having a negligible impact to the amenities, privacy and living conditions of the occupiers of No.1.

The rear extension displays a suitable and modest scale, form and massing and is a subordinate addition to the dwellinghouse. The extension is served by a mono-pitched roof which emulates the pitched roof of the original dwelling and therefore would have an appropriate design.

The Householder Development SPD (6.10) states that *normally the Council would require that materials for an extension should generally be the same or similar as on the main dwelling. Window styles should also generally match those on the main dwelling and echo the proportions of the original building.*

The external walls are served by a blue / red brick, to match the existing brickwork of the original property, whilst there is a slight, minor visual difference in colour between the brickwork of the dwelling and the completed extension, the difference is not significantly appreciable as the brickwork and materials are still similar. The openings to the extension (comprising the patio doors and 3 no. rooflights) are finished in a metallic grey, which does contrast to the rest of the white UPVC openings otherwise found on the rear elevation, however, given that this would serve a ground floor rear extension it would not be readily visible from the highway and therefore have no significantly adverse impact to the street scene.

The SPD (6.14) outlines that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out, the storing of refuse bins, etc.*

The submitted plans and site visit evidenced that over 50% of the rear garden would be retained, which would ensure ample private garden area is retained, with space retained from the plot boundaries and consequently the proposal would not result in a cramped appearance. Existing refuse bins arrangements would not be affected.

HIGHWAYS

The completed development is for a single storey rear extension. The proposed rear extension would not increase the number of bedrooms or reduce any existing parking provisions. Consequently, the proposal would not impact on existing parking arrangements or pose any highway safety concerns and therefore, is acceptable.

OTHER ISSUES

DRAINAGE

United Utilities (UU) emailed the planning enforcement team (09.10.2025) to advise that there is a belly in the sewer under the completed works and enquired as to whether the correct procedures were followed as they could not locate a planning application pertaining to the completed works. This matter has been shared with both the Council's Building Control service to investigate and also the concerns raised by UU were forwarded to the applicant, with an invitation to submit an application to regularise the erected rear extension.

In relation to the issue on drainage and sewer, this is not a material planning consideration

for the assessment of a householder application and is a private, civil matter between UU and the landowner. Any relevant information on this has been shared with the applicant, however, this issue will not form a material consideration to the assessment of this application, and it should not delay a decision being determined.

COAL CONSULTATION ZONE

The application site is located within an area identified as having the potential for previous mining activity (low-risk area). In circumstances such as this, an informative would usually be included with standing advice on this, however, given that the works have already been undertaken and completed, it is no longer necessary to include this informative.

Conclusion

The proposal is acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

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

- 1) 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) Notwithstanding the materials used for the patio doors and 3 no. rooflights, 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 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
22/11/2025	002		AS-BUILT PLANS
22/11/2025	003		LOCATION PLAN
22/11/2025	004		SITE BLOCK PLAN
10/11/2025	-		APPLICATION FORM

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

12/01/2026

Informatives

Not applicable.

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