

<u>APPLICATION NO:</u>	26/00261/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Shevington	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	56 Hall Lane, Tower Hill, Kirkby, Knowsley, L33 4YS		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on Hall Lane, Tower Hill, Kirkby. The dwelling is characterised by half brick / half-timber cladding to the front elevation, brick to the gable and rear elevations and has a gable tiled roof. The property currently benefits from a single storey extension to the rear. There is off-street parking available to the front for two vehicles which allows for one vehicle to park in a vertical position and one vehicle to park in a diagonal position.

The attached neighbouring dwelling 54 Hall Lane benefits from a single storey 'wrap-around' extension to the side and front and also has a conservatory to the rear. The detached neighbouring dwelling 58 Hall Lane benefits from a single storey side extension and also has a conservatory to the rear. The surrounding area is characterised by similarly designed two-storey semi-detached and detached dwellings.

Proposal

Planning permission is sought for the erection of a single storey side extension.

The side extension would have a width of 2.4m, would have a length of 7.5m, and would be set back from the existing front elevation by 0.3m. The extension would have a pitched tiled roof with one rooflight installed with an eaves height of 2.5m and a ridge height of 3.5m.

The extension would have a brick finish to match the existing dwellinghouse and would have one window within the front elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours. One representation of support was received as a result of the publicity given to the application.

The representation of support outlined that the neighbouring dwelling 'supports the erection of the single storey side extension'.

Planning History

74/06296/HIST ERECTION OF UTILITY AREA AND LIVING ROOM / DINING
AREA EXTENSION

Granted (26 May 1981)

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

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

RESIDENTIAL AMENITY AND DESIGN

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a width of 2.4m, would have a length of 7.5m and would be set back from the existing front elevation by 0.3m.

The side extension would be located next to the blank gable elevation of 58 Hall Lane's single storey side extension and would not have a negative impact on the amenity of No.58.

There would be no impact on the detached neighbouring dwelling 54 Hall Lane, as the extension would be located away from No.54.

The extension would be visible from the wider street scene of Hall Lane. The proposed extension would have a brick finish to match the wider dwellinghouse and would have a pitched tiled roof with one rooflight installed. As the materials would match 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 window that would be installed within the front elevation raises no overlooking concerns, as the window would not create any additional views not already available from the front of the dwellinghouse.

In summary, the single 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.

HIGHWAYS

The dwellinghouse would be increased from a three-bedroom dwelling to a four-bedroom dwelling, as the single storey side extension would provide an additional bedroom.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey side extension. The Householder Development SPD 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.

At present, the application site benefits from a driveway to the front for the parking provision of two vehicles; one in a vertical position and one in a diagonal / angled position; which is the common parking layout within the wider locality of Hall Lane. The existing driveway has dimensions of 6.3m x 7.8m.

The submitted Parking Layout Plan outlines that three parking spaces would be provided within the curtilage, indicating that the front boundary treatment would be removed. Due to the width of the driveway, the driveway would be unable to accommodate three parking spaces which would comply with the SPD's guidance of

5.0m x 3.0m per space, however, the driveway would be able to comfortably accommodate two parking spaces measuring 5.0m x 3.0m each and may be able to accommodate a smaller third space.

In the instance that the third space cannot be provided within the curtilage, the displaced vehicle could be parked on-street without impacting any neighbouring dwellings, as on-street parking is common within the wider locality of Hall Lane.

In summary, it is considered that the potential shortfall of 1no. parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable in this instance.

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 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.

- 4) 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. Prior to occupation of the extension, the driveway must provide parking for two vehicles at minimum with each space measuring 5.0m x 3.0m and must provide an additional third smaller parking space. The parking provision shall be implemented and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.06.2026	03	-	LOCATION PLAN
15.06.2026	01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATION
23.06.2026	02	REV A	PROPOSED SITE PLAN
30.07.2026	-	-	PROPOSED PARKING LAYOUT

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

04/08/2026

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