
<u>APPLICATION NO:</u>	25/00546/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	1 Darwick Drive, Huyton, Knowsley, L36 0SP		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION		

Site Description

The property is a two-storey 3-bedroom property located on a corner plot on Darwick Drive, Huyton. The dwellinghouse is characterised by brick to all elevations, a gable tiled roof, and brown UPVC windows. The property does not currently benefit from any extensions.

The property also has a small paved private amenity area to the rear and a large private amenity space to the side. There is also off-street parking available to the front of the property for 2 vehicles.

Proposal

Planning permission is sought for the erection of a two-storey extension to the side.

The extension would have a length of 7.7m and a width of 3.4m. The extension would also be set in from the boundary by approximately 15m. The extension would have a gable tiled roof with an eaves height of 5.1m and a ridge height of 8.3m.

The extension would be finished in brick to match the existing dwellinghouse and would have 2 UPVC windows installed within the front elevation (1 at ground floor level; 1 at first-floor level), UPVC double doors installed within the rear elevation, and UPVC double doors installed and 1 UPVC window installed (at first-floor level) within the side elevation.

The extension would allow for a new lounge and dining area at ground floor level and 2no. additional bedrooms at first-floor level; increasing the property from a 3-bed to a 5-bed.

Consultations

None required.

Representations

This application has been publicised by letters sent to 13 neighbours. No representations were received as a result of the publicity given to the application. The planning application was re-advertised as of 02 December 2025, due to amended plans being received. No representations were received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The Householder Development SPD advises that particular attention should be paid to the design of extensions on corner plots, as they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. They can also interfere with highway visibility in some situations.

The SPD also advises that:

- Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area and extensions should not be sited so close to the boundary that they would adversely impact on the street scene.
- Two-storey extensions should respect the established building lines on both street frontages and should avoid blank gables and should respect interface distances with neighbouring dwellings (12m between gable and front elevation) and should have a pitched roof.
- Sufficient car parking spaces should be retained or provided.

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.

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 extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

The proposed two-storey side extension would have a length of 7.7m, comprising the whole side elevation of the existing dwellinghouse, and a width of 3.4m.

Whilst the two-storey side extension would not be set back at first-floor level, there would be a distance of approx. 15m between the extension and the party boundary. As such, this would comply with the Householder Development SPD's guidance. As the wider street scene is primarily terraced, the proposed two-storey side extension would not create a 'new' terraced effect. As such, the two-storey side extension is considered to be acceptable.

Additionally, the extension would not disrupt the established building lines, as it would not project beyond the side elevation of 2 Darwick Drive or the front elevation of 6 Elizabeth Road, complying with the Householder Development SPD.

The extension would also have a gable tiled roof. As the existing dwelling's roof-profile is a straight gable, it is considered that the proposed roof-profile would be acceptable, as it would match that of existing and would comply with the Householder Development SPD's guidance.

Considering the impact on the attached neighbouring property 3 Darwick Drive, the extension would be located away from No.3 and therefore would have no impact on the amenity of the attached neighbouring dwelling.

Considering the impact on the other neighbouring property 6 Elizabeth Road, the rear elevation of the proposed extension would be situated somewhat 9.4m away from the gable elevation of No.6. The New Residential Development SPD outlines that 'principal elevation to gable should be a minimum of 12 metres'. As such, the proposed distance would fall below this guidance. It is noted that No.6 has a door and window installed at ground floor level and 1 window installed at first-floor level within the side elevation. Both the window and door at ground floor level have obscure glazing installed, and following a google search it seems that the first-floor window serves a landing / stairway and is considered to be non-habitable. To reduce any impacts on the amenity of No.6, the first-floor rear window has been relocated to the side elevation at first-floor level (as of 27 November 2025). As such, the proposed extension would have little impact on the amenity of the neighbouring dwelling.

Considering the impact on the neighbouring properties of 5 and 7 Elizabeth Road, the side elevation of the proposed extension would be situated approximately 33.8m away from the front elevations of No's. 5 and 7, more than complying with the New Residential Development's SPD interface guidance. As such, the re-located first-floor window within the side elevation of the extension raises no overlooking concerns.

The proposed extension would be visible from the wider street scene of Darwick Drive and Elizabeth Road. The extension would be finished in brickwork. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The additional 2 windows within the front elevation (1 at ground floor level; 1 at first-floor level) do not raise any overlooking concerns, as they would not provide any additional views not already available from the front of the dwelling.

The double doors within the side elevation do not raise any overlooking concerns, as

they would only overlook the application sites private garden. Additionally, the doors would comply with the Householder Development SPD, to ensure that the gable elevation is not a 'blank gable'.

The double doors within the rear elevation do not raise any overlooking concerns due to their ground floor siting, orientation and boundary treatments. The relocation of the first-floor window from the rear elevation to the side elevation raises no overlooking concerns, as the window would overlook onto the application sites own private garden and wider highway of Elizabeth Road. Additionally, the window would be set away from the shared boundary by approximately 15m.

The windows and doors to be installed would be UPVC. They would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the two-storey side 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 H8 and guidance provided by the Householder Development SPD.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a two-storey side extension. The SPD outlines that the parking provision for a 4+ bedroom property should provide 3 spaces within the curtilage.

At present, the application site currently benefits from a driveway to the front of the dwelling with the existing parking provision for 2 vehicles. The proposal has been amended as of 27 November 2025, to provide a further 1 space which would measure 5.0m x 3.0m. The SPD states that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m. As such, the dimensions of the new parking space would comply with the SPD.

A condition will be included within the granting of planning permission to ensure that the additional parking provision within the curtilage of the dwellinghouse shall be made of porous materials, or provision should 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.

Additionally, as the dropped kerb would need to be extended to allow for access onto the extended driveway, a condition will be included within the granting of planning permission for the footway crossing modifications to be made.

Overall, it is considered that the proposed extension would be in accordance with the Householder Development SPD and Policy H8 and would not have any negative impact on highway safety.

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. 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.

- 5) No part of the accommodation / development hereby consented shall be occupied until the parking provision shown on Drawing No.01 (REV A) and associated footway crossing modifications have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26.09.2025	-	-	Location Plan
27.11.2025	01	REV A	Existing and Proposed Plans

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **17/12/2025**

Informatives

- 1) The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

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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If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

Site Photographs

