

<u>APPLICATION NO:</u>	25/00615/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	22 Yew Tree Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION		

Site Description

The application site is located at 22 Yew Tree Road, Halewood and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is served by a hipped roof. The property is predominately rendered to its elevations with white UPVC openings and brown, interlocking roof tiles. The property benefits from a single storey side extension (garage) with a conservatory at the rear and a small outrigger projection.

The front garden area is hard surfaced with patio paving slabs to provide off-street parking for at least 2 no. vehicles with brick pillars either side of the access. Refuse bins are stored within the front garden area. At its shallowest the rear garden has a depth of 18.5m.

The application property sits within a (mostly) uniform building line, and the street scene is characterised by other semi-detached dwellings, which have been extended and altered, largely by single storey side extensions. The plot is rectangular in layout.

Proposal

The proposal is for the erection of a single storey side and rear extension.

The proposed development would have a 'wrap-around' layout. Cumulatively, the proposal would project from the existing side elevation of the dwelling by 2m, it would then span a depth of 5.5m and have a cumulative width of 7.8m. The proposal would project 2.8m from the original rear elevation of the dwelling.

This would be served by a hipped roof, which would measure 2.3m at the eaves and 3.6m at the ridgeline. 4 no. rooflights would be installed; 2 no. to the side roof slope and 2 no. to the rear roof slope.

The existing rear conservatory would be demolished to make way for the proposed development.

Consultations

Halewood Town Council: - No comments received.

Representations

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

Planning History

APP. NO: 03/00770/FUL
PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO FRONT, SIDE AND REAR OF DWELLING TO FORM FRONT PORCH, EN-SUITE BEDROOM, EXTENDED KITCHEN AND REAR CONSERVATORY TOGETHER WITH NEW GATE POSTS 1.250M HIGH
DECISION: GRANTED
DECISION DATE: 1 October 2003

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 domestic extension to the existing residential property 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

Side extension:

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

The proposed side extension would be very discrete within the street scene and would result in minimal change to the visual amenities of the locality given it would be erected behind the existing side garage (which is to be retained). The proposal comprehensively would be served by a pitched (hipped) roof, which would replace the existing flat roof of the current side extension and largely be screened by the existing brick feature above the side extension. Therefore, the proposal would preserve the street scene. The proposed side extension would occupy a footprint of less than half the width of the original property and therefore display a form, scale and mass subordinate to the dwelling.

The side extension would be erected adjacent to the party boundary shared with the No.24 and would run parallel the boundary by 5.5m. The side elevation of the No.24 contains patio doors; however, the proposal would not result in an unacceptable loss of light to the adjacent kitchen of No.24 given this is a secondary source of light and the main window to the rear elevation would ensure that daylight and sunlight still entered this habitable room. Whilst the proposal would be erected adjacent the boundary shared with No.24 and come closer to the boundary than the existing relationship, it would only extend 0.7m above the existing 1.8m timber boundary treatment. Given that the proposed development would be served by a hipped roof,

which would pull away from the boundary, it would not result in any significant impact by way of undue dominance or appearing overbearing. There are no side windows to the proposed development and no other side facing windows are present to No.24. Therefore, no loss of privacy or visual intrusion concerns are raised.

Rear extension:

The Householder Development SPD states 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. 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 proposed rear extension would project from the original rear elevation by 2.8m and therefore would comply with the Householder Development SPD. This projection would be acceptable and given that the properties are semi-detached and the main dwelling of No.25 being set-off from the boundary by 2m, the proposed rear extension would not result in any significant adverse impact by way of appearing enlarged or overbearing and would not detrimentally overshadow the main kitchen window on the rear elevation of No.24. The proposal would not surpass the rear extension located at the paired property of No.20 and therefore would have a negligible impact on the residential amenities and living conditions of its occupiers.

The proposal would be served by a hipped roof, which would emulate the roof design of the original dwellinghouse. The dwelling is render facing, with white UPVC openings and brown, interlocking roof tiles. A standard planning condition will be included to ensure that external materials would match the existing dwelling and therefore ensure the proposal coherently integrates with the existing property.

HIGHWAYS

The proposal is for the erection of a single storey side and rear extension which would provide an extended kitchen and dining room. The proposal would not create any additional bedrooms at the property, and the proposed development would not result in the loss of any of the existing parking area within the plot. Therefore, the proposal would not reduce or adversely affect the existing parking provisions or require any additional or replacement parking. No highway safety concerns are raised.

Conclusion

The proposal would be 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/11/2025	-	-	LOCATION PLAN
18/11/2025	05	-	PROPOSED GROUND FLOOR PLAN
18/11/2025	06	-	PROPOSED FIRST FLOOR PLAN
12/11/2025	08	-	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 17/12/2025

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