

<u>APPLICATION NO:</u>	26/00113/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	22 Greengates, Huyton, Knowsley, L36 8JB		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.25 METRES MAXIMUM HEIGHT: 3.18 METRES HEIGHT OF EAVES: 2.35 METRES		

Site Description

The application site comprises a two-storey dwellinghouse located on the cul-de-sac of Greengates, Huyton. The dwellinghouse is characterised by brick / render to the front elevation, brick to the side and rear elevations and a cross-gable tiled roof. The property currently benefits from a single storey side and rear extension.

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Proposal

Application for Prior Approval: Larger Home Extension for a single storey rear extension.

The dimensions would be as followed:

- Projection of extension from rear wall: 5.25m
- Maximum height of the extension: 3.18m
- Height of the eaves of the extension: 2.35m

The proposal would also involve the creation of a new, secondary entrance door to the property within the front elevation of the dwelling, accessed by a ramp.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

06/00318/FUL	ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR OF DWELLING. Granted (30 June 2006)
94/00444/APP	APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR ERECTION OF 90NO. DWELLINGS, ROAD LAYOUT, BOUNDARY TREATMENTS AND CONSTRUCTION OF NEW ACCESS. Granted (22 September 1994)

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed rear extension and new entrance door with ramp requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Where acceptable, the assessment will be **BOLD BLACK**.

Where not acceptable, the assessment will be **BOLD RED**.

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse)

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No – therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No – therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –
 - (i) Forms the principal elevation of the original house.
 - (ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse.

Yes – the extension would project 5m beyond the rear wall of the original dwellinghouse, however the proposal would comply with Paragraph A.1 (g) – therefore acceptable.

- (ii) Exceed 4 metres in height

No – therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

No – therefore acceptable.

- (ii) Exceed 4 metres in height.

No - therefore acceptable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the proposal would not have more than a single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

No – whist the extension would be within 2m of the shared boundary with 23 Green Gates, the eaves height would not exceed 3m.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
 - (i) Exceed 4 metres in height.

No – therefore acceptable.

- (ii) Have more than a single storey.

No – therefore acceptable.

- (iii) Have a width greater than half the width of the original dwellinghouse.

Yes – the extension would be connected to the existing rear extension (approved under planning reference 06/00318/FUL). As per the technical guidance for the GDPO, ‘if the proposed extension is being joined to a previous enlargement, it will not be permitted development if the size of the total enlargement exceeds 50% of the original dwelling’. In this case, the total width of the existing AND proposed extensions would be 6.5m. The width of the original dwellinghouse, prior to the side extension was also 6.5m. As such, the extension would have a width greater than half the width of the original dwellinghouse – therefore the extension is unacceptable.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

Yes – the total enlargement would exceed the limits of paragraph (j) (iii) – therefore the extension is unacceptable.

- (k) It would consist of or include:

- (i) The construction or provision of a verandah, balcony or raised platform.

No – whilst a ramp would be installed to the front of the property, the Technical Guidance of the legislation outlines that a raised platform is defined as any platform that has a height more than 0.3m. The agent has confirmed that the proposed ramp would measure 0.15m, falling below the height stated – therefore acceptable.

- (ii) The installation, alteration or replacement of a microwave antenna.

No – therefore acceptable.

- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

No – therefore acceptable.

- (iv) An alteration to any part of the roof of the dwellinghouse.

No - therefore acceptable.

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

N/A – the application site is not situated within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – Drawing No.2033408-02 states that the extension would be finished in brickwork to match the existing dwellinghouse.

The new door to be installed within the front elevation of the dwellinghouse would be white UPVC to match the existing window it will replace.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

Given the above, the extension cannot be classed as Permitted Development for a Larger Home Extension under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the application is therefore recommended for **refusal**.

Refusal Reason

- 1) The proposal does not comply with the requirements of paragraph (j) (iii) and paragraph (ja) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

27/04/2026

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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Informatives

Not applicable.

Site Photographs

