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BCAE ARCHITECTS

Ormskirk Road

Knowsley

Extension and Re-Model of the existing home at
29 Ormskirk Rd, Knowsley, Prescot L34 8HE

Unit 17 Guest House Farm
Runshaw Lane, Euxton, PR7 6HD

Planning Statement - April 2026

info@bcae-architects.co.uk
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01

Introduction - The Site



Site Location:

29 Ormskirk Rd,
Knowsley,
Prescot,
L34 8HE

Date Prepared:

April 2026

Prepared For:

Planning

Applicant:

Brittany & Angus Clayson

Agent:

BCAE Architects Ltd.
Unit 17 Guest House Farm
Runshaw Lane
Euxton
PR7 6HD

Contact: Arron El-Ammar

Phone: 01772 230 538

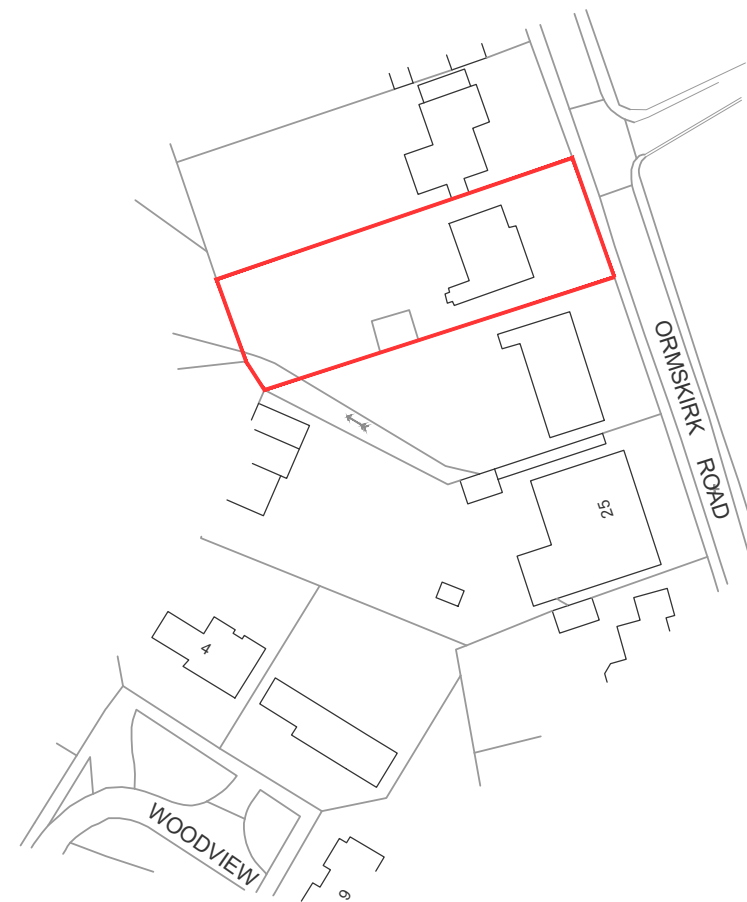
Email: info@bcae-architects.co.uk

Local Authority:

Knowsley Metropolitan Borough Council

Development:

Extension and Re-Model of the existing home.



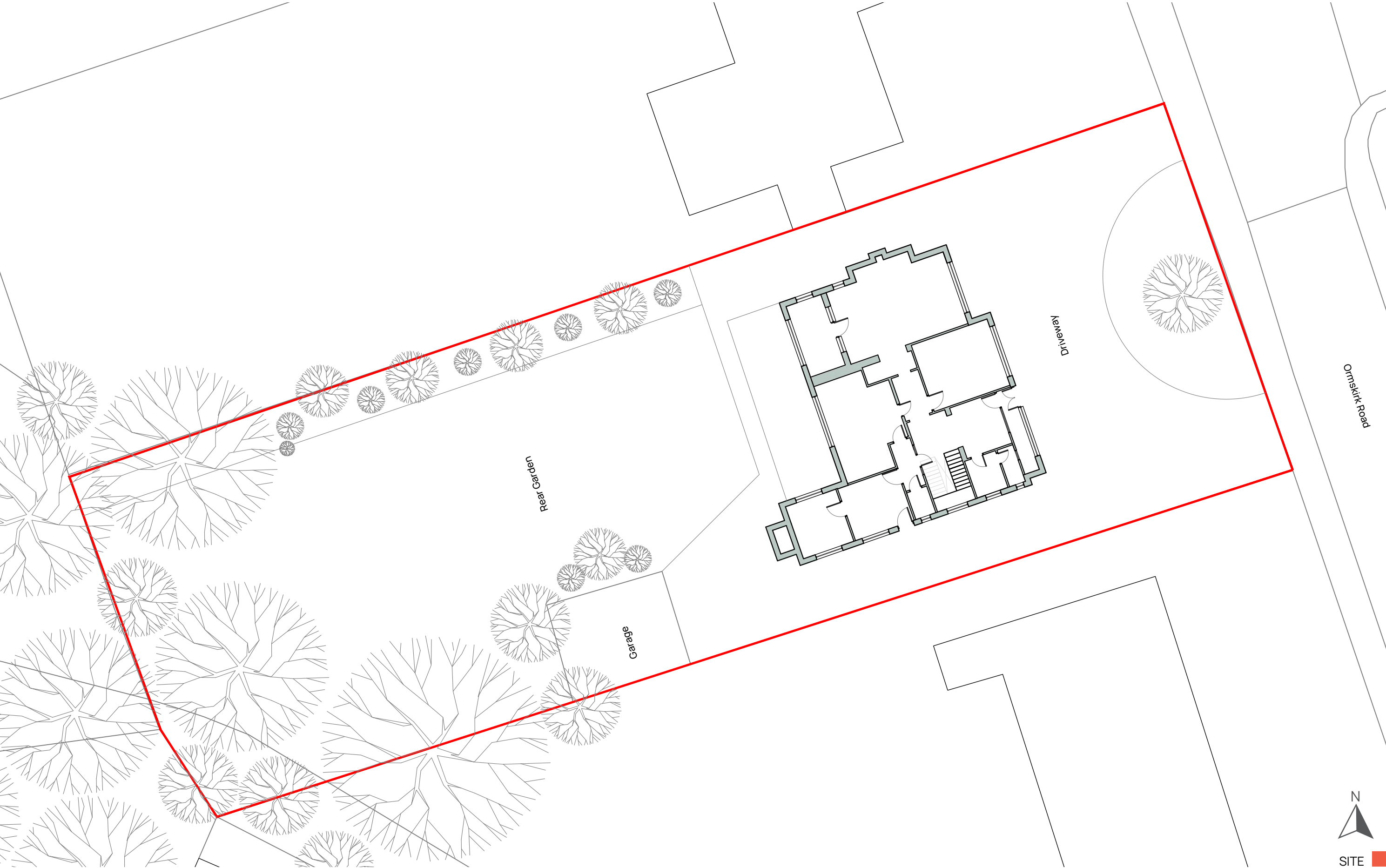
Located in Knowsley, Prescot, the existing property is a detached 5 bedroom house.

02

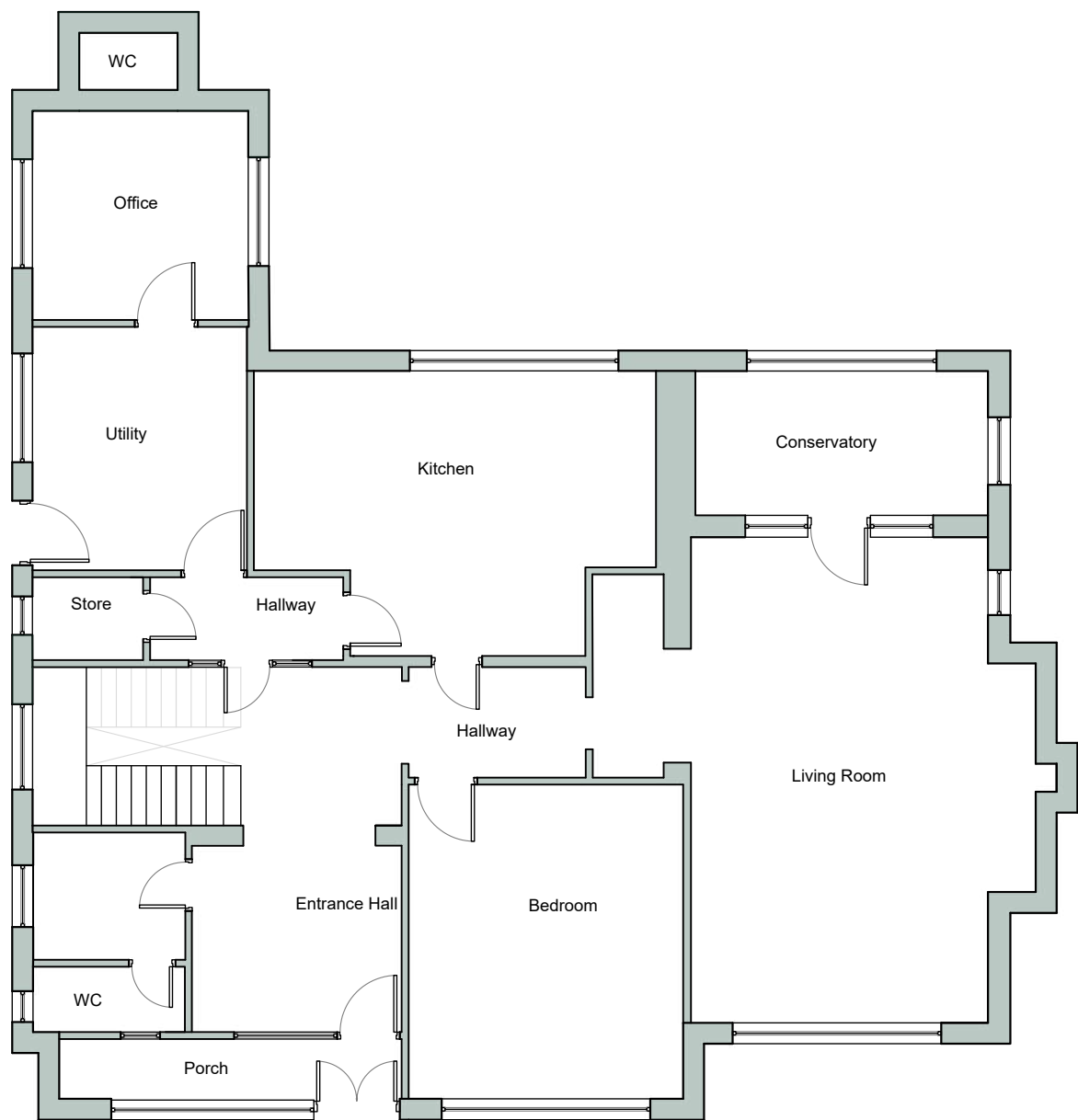
Existing - External Photographs



Existing - Site Plan



Existing - Floor Plans



Existing Ground Floor Plan

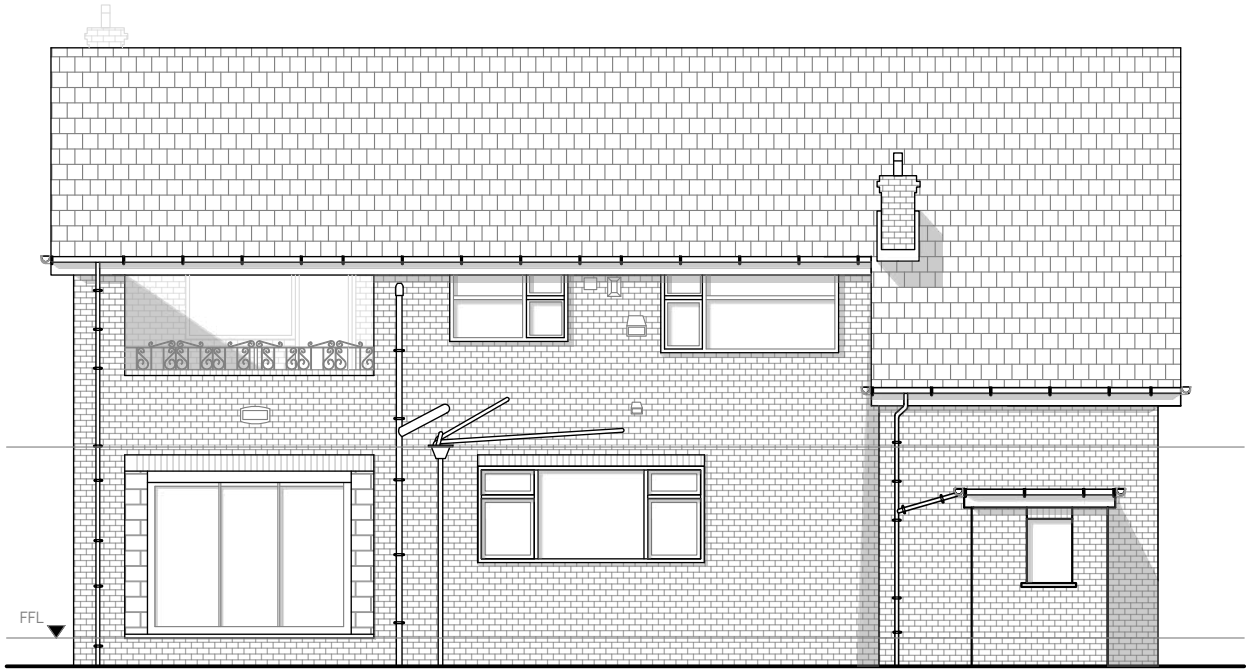


Existing First Floor Plan

Existing - Elevations



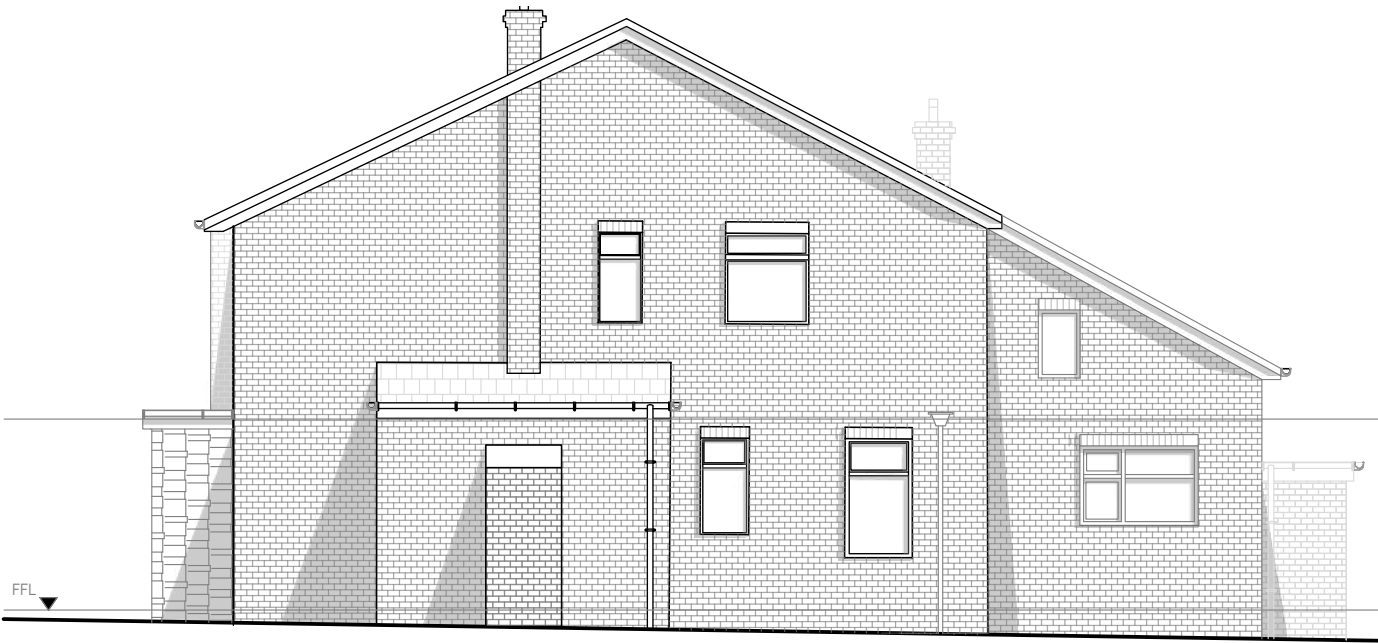
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

03

Planning History - Local Planning History

The following local planning applications have been submitted and approved by the Council:

1 - 23/02698/FUL

- 31 Ormskirk Road, Knowsley, L34 8HB
- Erection of a single storey rear extension with balcony above together with the erection of a single storey side extension, erection of a front porch extension and erection of a two storey front and side extension
- Decision: Approved (24.02.24)

2 - 21/00180/FUL

- 27 Ormskirk Road, Knowsley, L34 8HB
- Erection of part single storey part two storey front, side and rear extensions
- Decision: Approved (25.05.01)

3 - 25/00592/FUL

- 19 Ormskirk Road
- Demolition of existing bungalow together with the erection of 1no. two-storey detached dwelling and detached garage (with new access from sugar lane) and associated landscaping,
- Decision: Awaiting Decision

4 - 25/00552/FUL

- 157 Sugar Lane, Knowsley, L34 0EW
- Erection of a two storey front porch extension
- Decision: Approved (12.11.25)

5 - 23/02706/FUL

- 97 Tithebarn Road, Knowsley, L34 0EY
- Erection of a single storey rear extension together with the erection of a two storey side extension to accommodate wheelchair accessible lift, erection of a front entrance canopy, conversion of 2no. garages to form habitable rooms and internal and external alterations
- Decision: Approved (19.03.24)

6 - 23/00830/FUL

- 6 The Coppice, Knowsley, L34 0JF
- Erection of single storey side extension and replacement of garage roof from hip to gable (demolition of conservatory)
- Decision: Approved (19.07.23)

7 - 24/00394/FUL

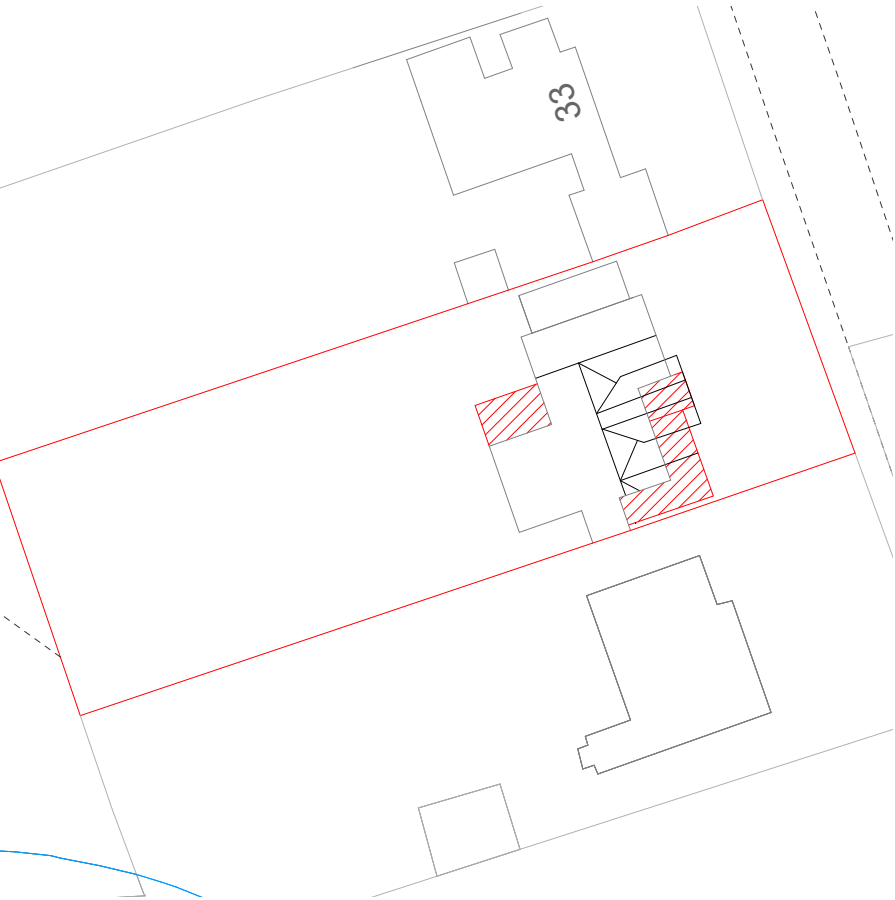
- 77 Longmeadow Road, Knowsley, L34 0HW
- Erection of detached outbuilding in rear garden
- Decision: Approved (16.09.24)



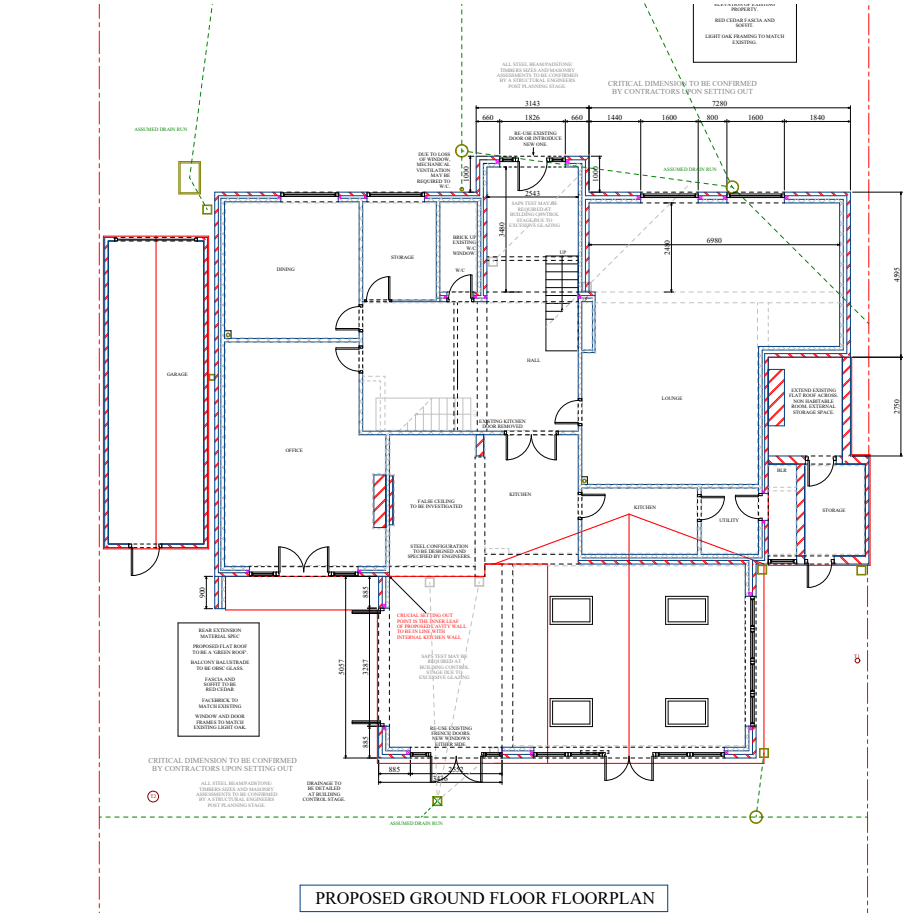
Planning History - 31 Ormskirk Road

1

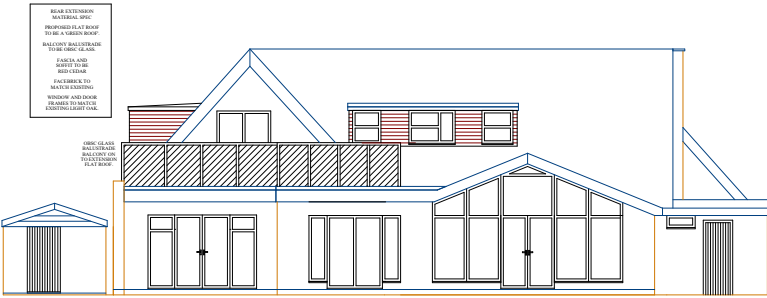
- Erection of a single storey rear extension with balcony above together with the erection of a single storey side extension, erection of a front porch extension and erection of a two storey front and side extension
- Decision: Approved (24.02.24)



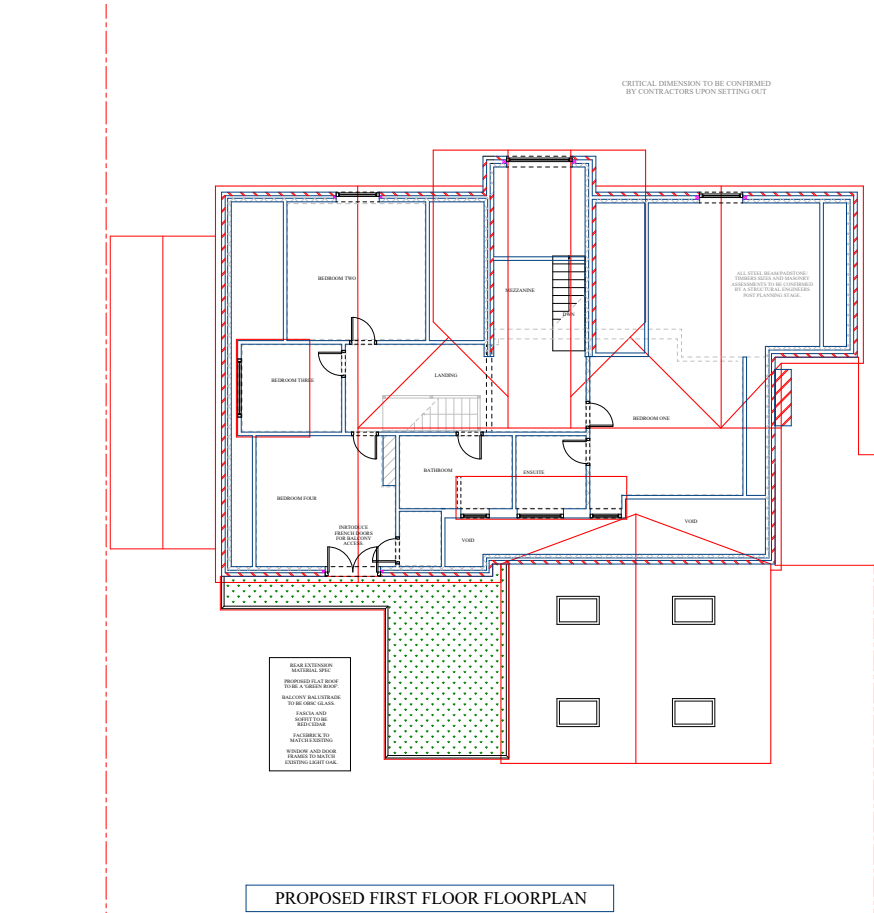
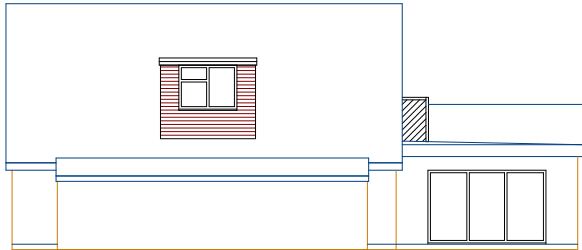
Proposed Site Plan



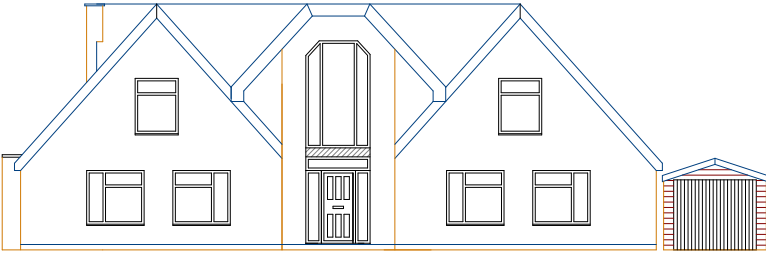
PROPOSED GROUND FLOOR FLOORPLAN



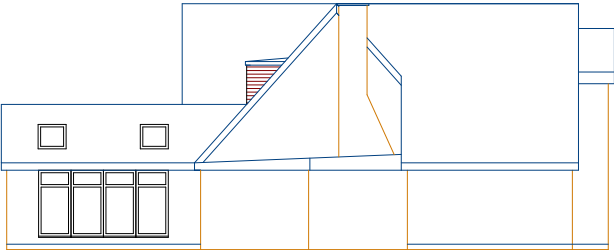
PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR FLOORPLAN



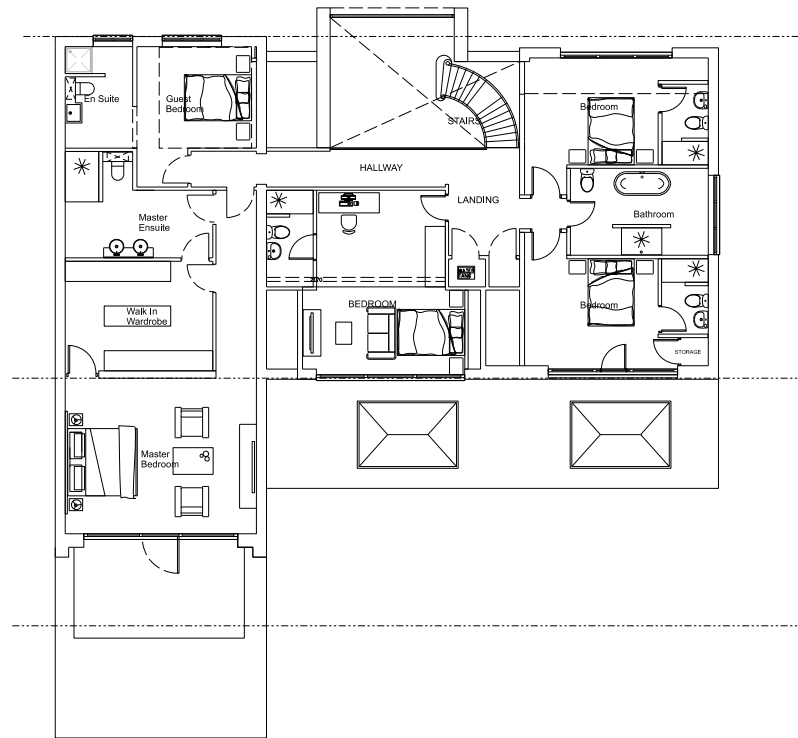
PROPOSED FRONT ELEVATION



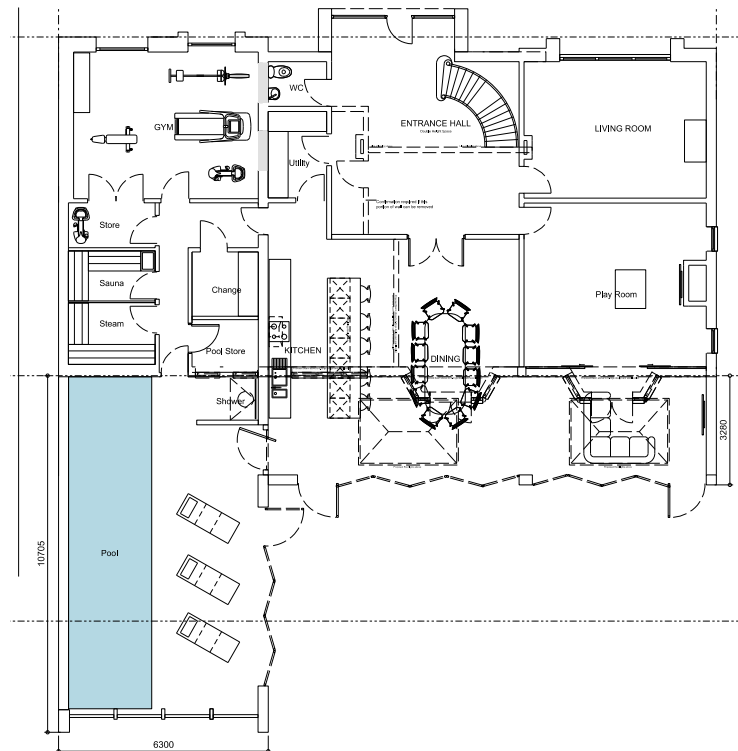
Planning History - 27 Ormskirk Road

2

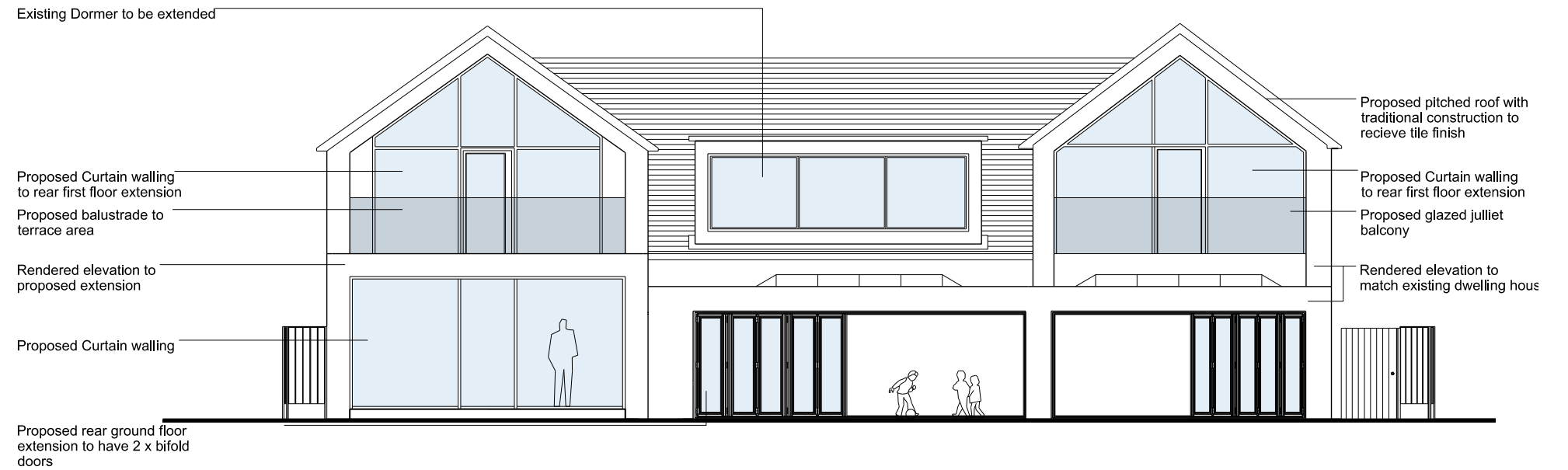
- Erection of part single storey part two storey front, side and rear extensions
- Decision: Approved (25.05.01)



Proposed First Floor Plan



Proposed Ground Floor Plan



Rear Elevation



Front Elevation

04

Precedents



05

Materiality

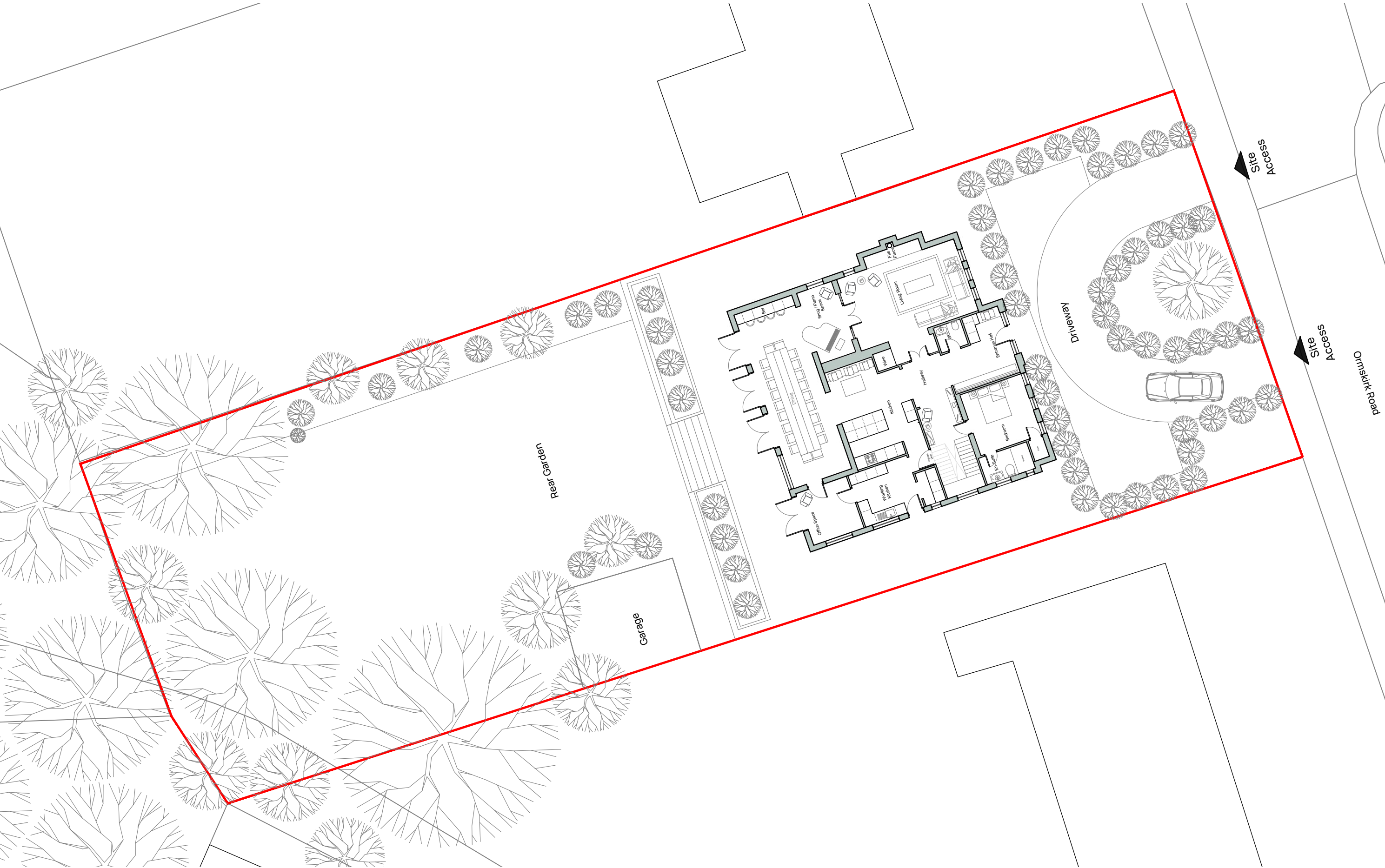


- 1. Brickwork.
(To match existing)
- 2. Stone Capping.
(Colour, Beige)
- 3. Facias.
(Colour, Black)
- 4. Render.
(Off White)
- 5. Windows.
(Colour, Black)
- 6. Stone Coping.
(Colour, Beige)
- 7. Brickwork.
(Dogtooth Course)
- 8. Brickwork.
(Soldier Course)



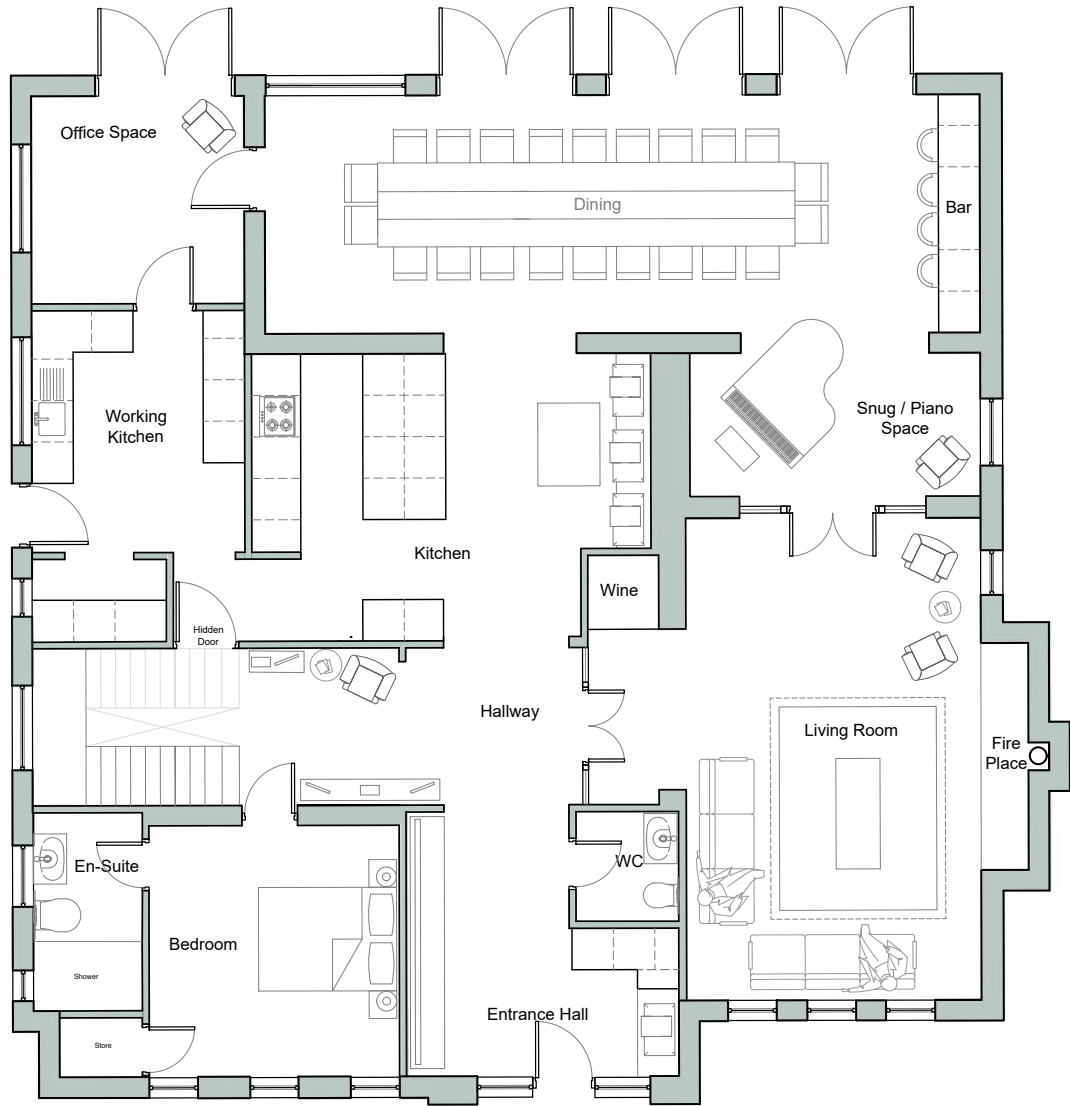


Proposed Layout - Site Plan

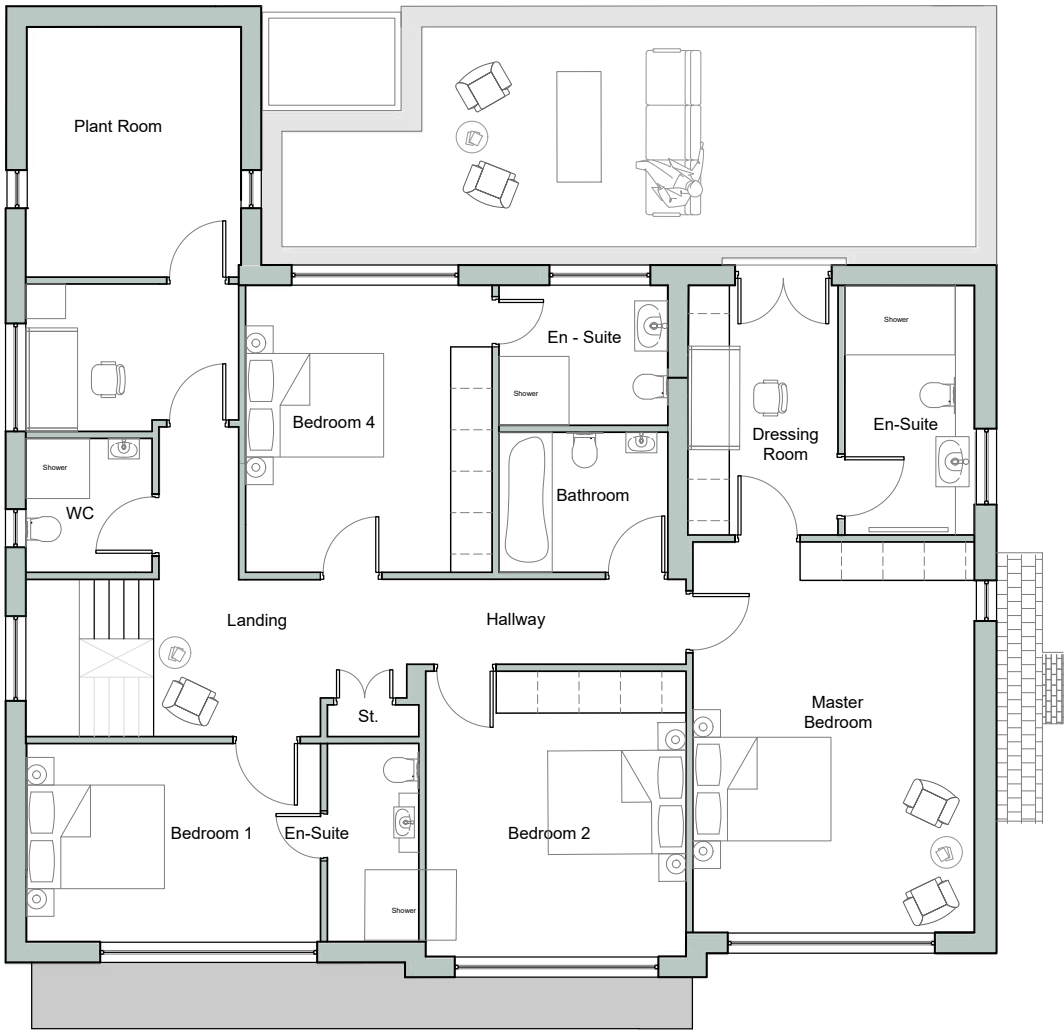


Proposed Site Plan

Proposed Layouts - Floor Plans

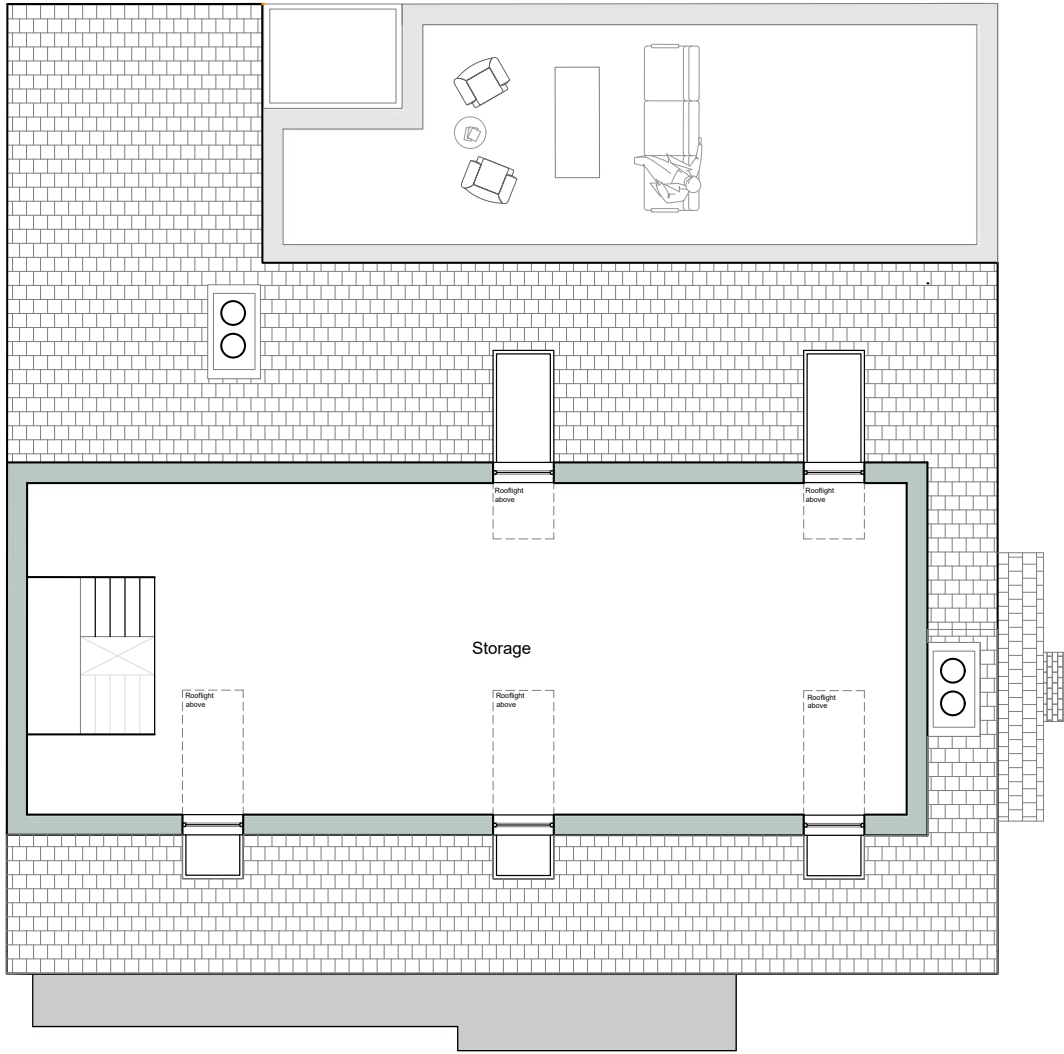


Proposed Ground Floor Plan

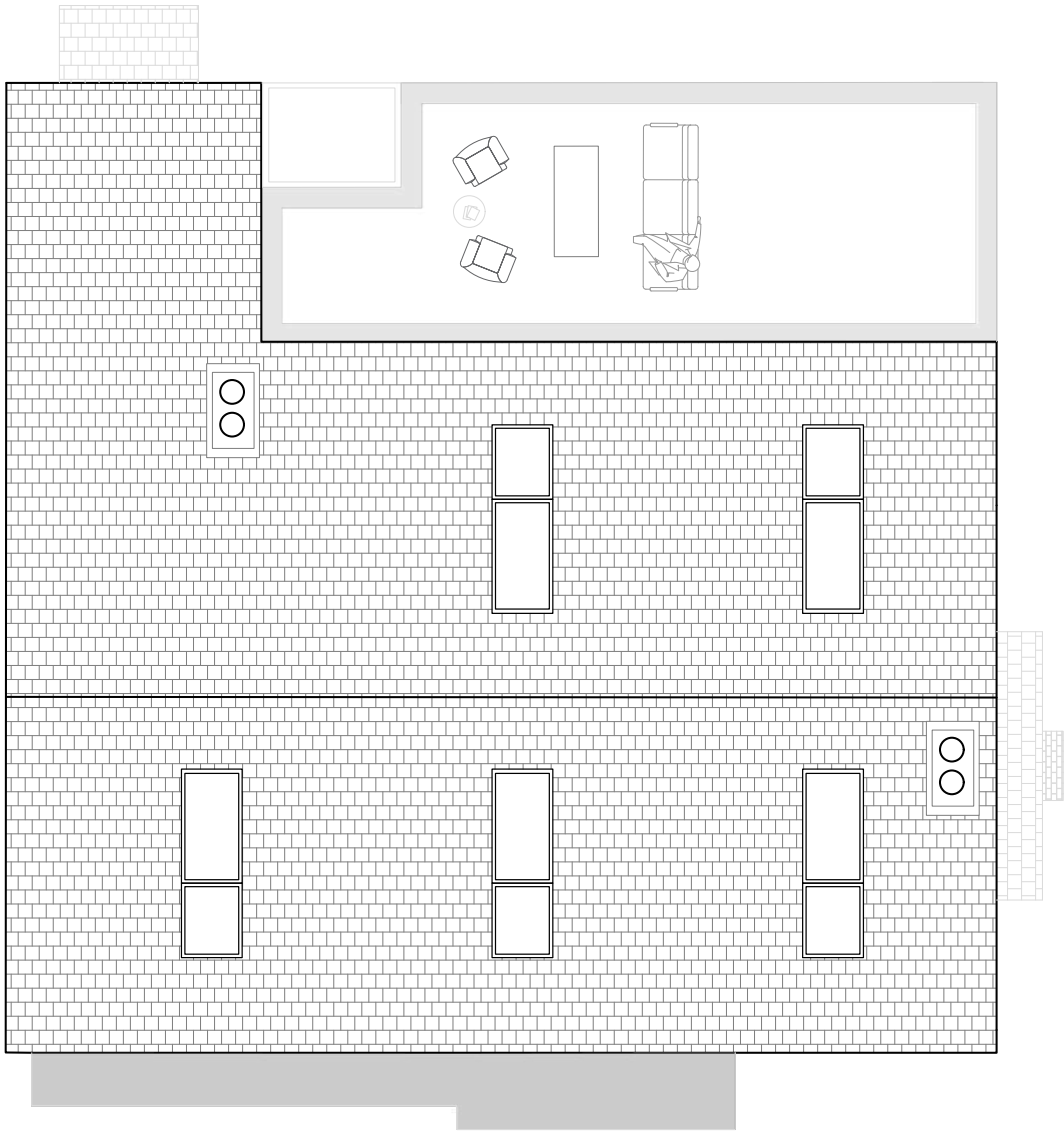


Proposed First Floor Plan

Proposed Layouts - Floor Plans



Proposed Second Floor Plan

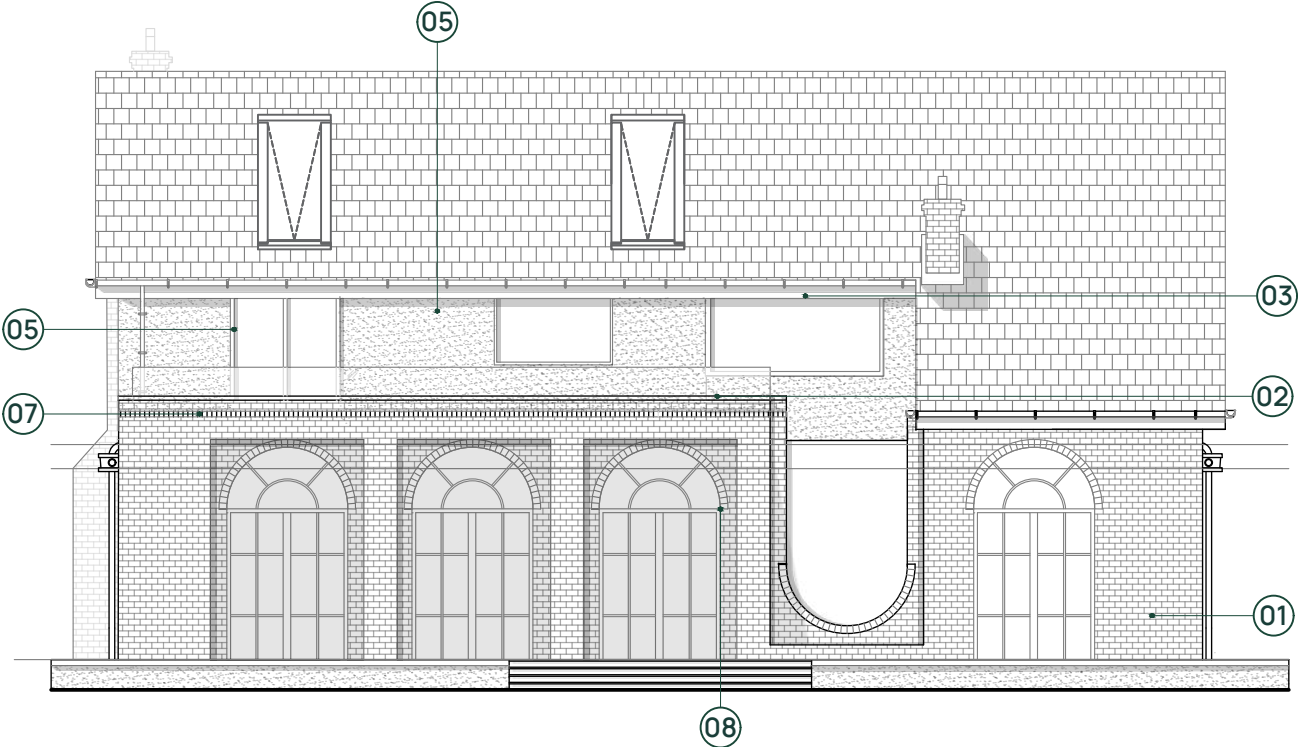


Proposed Roof Plan

Proposed Layouts - Elevations



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

07

Visuals









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