

**APPLICATION NO:** 25/00388/FUL      **CASE OFFICER:** Reece Black

**WARD:** Roby      **PARISH:**

**LOCATION:** 15 Laurel Grove, Huyton, Knowsley

**PROPOSAL:** ERECTION OF TWO STOREY SIDE AND REAR EXTENSION. INSTALLATION OF GLASS ROOF LANTERN TO EXISTING AND ALTERED MONO-PITCHED ROOF. DEMOLITION OF GROUND FLOOR SIDE EXTENSION AND REAR CONSERVATORY

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### **Site Description**

The application site is located at 15 Laurel Grove, Huyton and is situated within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse. The property is grey render facing, with white UPVC openings and (predominately) grey, flat roof tiles.

The property benefits from a single storey side extension, together with a full width single storey rear extension, which leads to conservatory. There is a garage outbuilding to the side of the property at an oblique angle. There is a raised decking area to the corner of the private garden. The plot of the site is an irregular triangle shape. The front garden area is predominately hard-surfaced (excluding a small section of shrubbery behind the front boundary brick wall).

The application site is situated within the head of a cul-de-sac and fronts the turning square. Other residential properties are located within the cul-de-sac and beyond the rear of the application property lie a building row of semi-detached dwellings (Pear Tree Road).

### **Proposal**

The proposal is for the erection of a two-storey side and rear extension, installation of glass roof lantern with alterations to the roof of the existing single storey rear extension from a mono-pitched roof to a flat roof, and the demolition of the ground floor side extension and rear conservatory.

This would form a 'wrap-around layout'. The proposed two-storey side extension ground floor would have a width of 3.3m with a depth of 7.2m. The first-floor element of the proposed side extension would have a width of 3.3m with a depth of 6.2m. The proposed two-storey side extension would project 2m beyond the original rear elevation of the dwelling. The proposed development would be served by a hipped roof, which would measure 4.9m at the eaves and 7.4m at the ridgeline.

\*The description of development has been revised to incorporate the amendments to the existing ground floor rear extensions' roof and the demolition of ground floor side extension and rear conservatory. Given that these would not have a greater material impact on neighbours, it was not deemed necessary to re-consult neighbours.

### **Consultations**

None required.

### **Representations**

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

### **Planning History**

No relevant recorded 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.

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

In addition, the Householder Development SPD (2016) and the New Residential Development (2018) are material planning considerations for the purposes of this

planning application and provides additional guidance in relation to householder development within Knowsley Borough.

### **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**

#### **Two-storey side extension:**

The Householder Development SPD outlines that *Two storey side extensions (and provision of first floors over existing single 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 creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.* The SPD further states 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.*

The submitted plans evidence that the front elevation of the first-floor extension would be set-back by 1m and therefore comply with this requirement. The proposed two-storey side extension would also be served by a hipped roof, which would emulate the design and pitch of the roof of the main dwelling and furthermore, would display a lower ridgeline in contrast to that of the original dwelling. Therefore, the proposal would comply with the Householder Development SPD and ensure that the proposal presents as a subordinate addition to the original dwelling.

The proposed two-storey side extension does not contain any windows to the first-floor side elevation and therefore no concerns by way of overlooking, loss of privacy or visual intrusion are raised. Openings are proposed to the ground floor side elevation, which include a small window to serve a toilet and bi-fold doors to the

lounge to provide access to the side and rear garden, however, these views are orientated to the existing outbuilding to the side of the application property; these proposed openings to the ground floor do not raise any concerns by overlooking or visual intrusion to any neighbouring properties or gardens.

The Householder Development SPD stipulates that *extensions should preferably be set-back at least one course of brick from the front elevation to avoid an unsightly bonding of old and new brickwork. In circumstances where the existing dwelling is rendered at first-floor level, this treatment should be carried forward to the adjacent wall of the extension.*

The submitted plans demonstrate that the proposed two-storey side extension would sit flush with the original front elevation of the dwelling, however, the application form stipulates that the proposed development would be finished in render facing to match the existing dwelling. Therefore, the application of render to the exterior would conceal the bonding and subsequently, it would be acceptable to relax this policy requirement; the emulated materials would comply with the guidance of the SPD.

The Householder Development SPD advises that *proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. Extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.*

The proposed development would not fully remove external access to the side and rear of the dwelling, therefore refuse bins could be moved and stored externally and discretely within to the side and rear of the garden.

#### First-floor 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 and 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.* The Householder Development SPD further outlines that *two-storey extensions of up to 3m will normally be acceptable and that two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary.*

The proposed first-floor rear extension would be built-out above the existing ground floor rear extension and would project 2m beyond the existing first-floor rear elevation and the rear elevation of this projection would be sited (at its closest) 8.52m away from the rear plot boundary. Therefore, this would comply with the Householder Development SPD.

The New Residential Development SPD (Appendix 4: Interface distances and private amenity) states that *development should retain 22m interface distances between existing rear principal elevations and proposed principal elevations for two-storey properties.*

The proposed development would be erected to the side of the existing dwelling and would be positioned so that the window which would serve this elevation, and room would be directed to the gap in-between the properties of No's 16 & 18 Pear Tree Road. The rear elevation of the proposed development would not reduce the interface distance or worsen the existing relationship of the properties located behind the application site (on Pear Tree Road). Furthermore, the first-floor rear elevation windows of this property are positioned within the centre of the elevations and not to the edge, near their gable walls, in a location where any direct overlooking or visual intrusion would be facilitated. For these reasons, the proposed development is considered to comply with Appendix 4 of the New Residential Development SPD and would not be considered to result in any adverse impact to residential amenities, privacy and living conditions of the occupants of the properties of No's 16 & 18 Pear Tree Road.

No other properties are considered to be adversely impacted because of the proposed development.

#### Alterations to the existing single storey rear extension roof

As outlined within the proposal, the proposed development would see the roof of the existing rear extension changed from the existing mono-pitched roof and replaced by a flat roof, (which would measure 3m in height) and the installation of the glass roof lantern (which would attain a height of 3.4m). The amendments to the roof would have a negligible impact to the occupants of No.13 Laurel Grove, as the property of No.13 benefits from a side and rear 'wrap-around' extension which projects further than that of the existing single storey extension at the application site. The changes to the roof profile at the ground floor rear extension subsequently would have no material impact to the occupants of No.13. In terms of design, although flat roofs are not well supported by the Householder Development SPD, this roof serves a single storey rear extension and therefore is not readily visible from the street scene, any impact is consequently markedly reduced, and this design choice is acceptable.

#### Materials:

The existing property is grey render facing, with grey, interlocking roof tiles and white UPVC openings. The submitted plans do not contain any information or annotations on materials, however, the submitted application form stipulates that all external facing materials of the proposed development would be to match the original dwelling, this will therefore be included within Schedule 1 of the approved plans and will be further secured by the standard planning condition for matching exterior materials of the proposal to match the external materials of the original dwelling.

### **HIGHWAYS**

At present, the application property can accommodate 3 no. vehicles within the curtilage of the dwelling. The proposed development would reduce the space to the side of the dwelling and remove vehicular access to the detached garage within the plot.

The Householder Development SPD outlines that *garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m X 2.75m.* Although, the detached garage meets these minimum internal dimensions, the proposal would result in the loss of this space.

The proposed development would not increase the number of bedrooms at the property; however, it would reduce the number of parking spaces within the curtilage of the dwelling from 3 no. spaces to 2 no. spaces. The Householder Development SPD states that *car spaces provided on front drives should have dimensions of at least 5.0m x 3m (this width is considered to allow pedestrian path to the dwelling)*.

The Householder Development SPD stipulates that 2–3-bedroom properties should contain 2 no. parking spaces within the curtilage of the dwelling. The front garden area would be able to accommodate the 2 no. spaces required. Although the submitted plans show that 3 no. cars can utilise the front hardstanding, these do not meet the dimension requirements outlined previously, however, 2 no. spaces could still utilise the front garden area.

the front garden as existing is predominately hard-surfaced, with a small section of shrubbery behind the existing front boundary treatment. Due to the location in the turning-square, the property is already fully served by an existing dropped-kerb, therefore a condition will be applied to fully remove the existing front garden wall to allow the full extent of the hardstanding to be fully utilised to ensure a second vehicle can park within the front garden area. This is considered necessary, given that the property is located within the head of a cul-de-sac to ensure that on-street parking does not severely impact on highway safety due to the environmental and highway conditions within the locality. The SPD stipulates that *proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable*. Therefore, it is considered necessary to condition that the front boundary wall is removed and the front garden area is fully hard-surfaced to ensure that the proposal does not generate greater levels of on-street parking due to the application site and highway conditions.

The proposed development would not be considered to result in any unacceptable highway safety impact or generate an unacceptable level of on-street parking. No adverse impacts to the local highway network are considered to occur as a result of the proposed development.

## **OTHER ISSUES:**

### **SITE CONSTRAINTS (COAL)**

The application site is identified as a low-risk area for previous coal mining activity. An informative relating to this will be included on the decision notice for the attention of the applicant should the application be granted.

## **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.

- 4) No part of the development hereby permitted shall be used or occupied until the parking layout as shown on the submitted 'Site Plan & 3D', dwg.No 25026 REV A, date received, 03/07/2025, has been fully implemented. For the avoidance of doubt, the full extent of the front garden area shall be fully hard-surfaced to provide hardstanding. The additional car parking area 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 dwelling. The front boundary wall shall be fully removed to allow full access and egress to the front garden parking area. The two spaces to the front of the dwelling shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2023), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

## SCHEDULE 1

| Date Received | Ref. No  | Version | Drawing/Document Title            |
|---------------|----------|---------|-----------------------------------|
|               |          |         |                                   |
| 03/07/2025    | 25026-07 | REV A   | PROPOSED ELEVATIONS               |
| 03/07/2025    | 25026-06 | REV A   | PROPOSED FIRST FLOOR PLAN         |
| 03/07/2025    | 25026-05 | REV A   | PROPOSED GROUND FLOOR PLAN        |
| 03/07/2025    | 25026-04 | REV A   | PROPOSED SITE PLAN AND 3D VISUALS |
| 03/07/2025    | 25026-01 | REV A   | LOCATION PLAN                     |
| 03/07/2025    | -        | -       | APPLICATION FORM                  |
|               |          |         |                                   |

**Signed Case Officer<sup>1</sup>:**                      **Reece Black**

**Signed Authorising  
Officer<sup>2</sup>:**                      **Alan Kilroe**

**Date:**                      **19 August 2025**

### **Informatives**

- 1        The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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<sup>1</sup> 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

<sup>2</sup> 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