
<u>APPLICATION NO:</u>	25/00527/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	102 Tithebarn Road, Knowsley Village, Knowsley, L34 0HA		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH A GARAGE CONVERSION		

Site Description

Two-storey 4-bedroom semi-detached dwelling located on Tithebarn Road, Knowsley Village. The dwelling is characterised by half brick (ground floor level) / half grey hanging tiles (first-floor level) to the front elevation and brick to the side and rear elevations, a gable tiled roof and white UPVC windows. The property currently benefits from a two-storey side extension and previously benefited from a conservatory to the rear.

There is off-street parking available to the front of the property.

Proposal

Planning permission is sought to erect a single storey extension to the rear and convert the existing garage into habitable accommodation.

The existing chimney stack is to also be demolished.

Single Storey Rear Extension

The extension would have a projection of 3.50m beyond the existing rear elevation of the dwelling and a width of 8.86m. It would have a mono-pitched roof with 4no. rooflights installed, with an eaves height of 2.55m and a ridge height of 3.55m. UPVC bi-fold doors and 1no. UPVC window are to be installed within the rear elevation.

It would allow for a larger open plan kitchen / dining room.

Garage Conversion

The footprint of the existing garage would not be extended in any way. The existing garage door would be replaced with brickwork and 1no. UPVC window to match the existing dwellinghouse.

The conversion would allow for a new playroom, utility room and W.C.

Consultations

None required.

Representations

This application has been publicised by letters sent to 10 neighbours. No comments or objections were received during the consultation period.

Planning History

74/07927/HIST 2 storey extension for garage with 2 bedrooms over.

Granted (10.11.1983)

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 CS7 Transport Networks
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

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 (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.

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, garage conversion and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Single Storey Rear Extension

The Householder Development SPD advises 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. It also advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The proposed extension would have a projection of 3.50m beyond the rear elevation of the existing dwelling, a width of 8.86m, and would sit hard on the shared boundaries with No.100 and No.104 Tithebarn Road. As such, the extension would comply with the SPD's guidance in terms of its projection.

Impact on No.100 Tithebarn Road

The proposed rear extension would only project 0.70m beyond the rear elevation of No.100, as the neighbouring dwelling benefits from a single storey extension at the

rear. As such, the extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Impact on No.104 Tithebarn Road

The proposed rear extension would project 3.50m beyond the rear elevation of the attached neighbouring dwelling No.104. As the projection would comply with SPD guidance, it is considered that the extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The additional bi-fold doors and pitched window within the rear elevation of the extension raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on the residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Garage Conversion

The footprint of the garage would not be extended in any direction.

The proposed 1no. window within the front elevation raises no overlooking privacy concerns, given its ground floor siting and would not create any additional views not already available from the front of the dwelling.

Therefore, the garage conversion is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8.

Design

Single Storey Rear Extension

The proposed single storey rear extension would not be visible from the wider street scene of Tithebarn Road, as it would be situated behind the existing dwelling. 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 extension would have a mono-pitched roof with 4no. rooflights installed. As the roof-profile to the main dwellinghouse is a pitched roof, the proposed roof-profile is considered to be acceptable and complies with SPD guidance.

The bi-fold doors and 1no.window to be installed would be UPVC. The additional doors and window would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

As such, the single storey rear extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Garage Conversion

The proposed garage conversion would be visible from the wider street scene of Tithebarn Road.

The conversion would be finished in a brickwork to match the existing dwelling. As the materials would match that of existing, the proposal is considered to be acceptable in visual terms.

The 1no. window to be installed would be UPVC. The additional window would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

As such, the garage conversion is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Other Alterations

The existing chimney stack is also to be demolished as part of the proposal. Whilst chimney stacks are a commonly found feature within the area, many properties have removed them within the locality. As such, the loss of the chimney would not negatively impact the visual amenity of the host property and the surrounding area.

Highways

The Householder Development SPD advises 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 dimensions of 5.5m x 2.75m. It also outlines that the parking provision for a 4+ Bedroom Property should provide 3no. parking spaces within the curtilage.

The existing garage currently has a length of 6.34m and a width of 2.85m. As such, the internal dimensions of the garage are considered to count towards the parking provision of the site. Therefore, the garage conversion would result in the loss of 1no. off-street parking space.

The application site currently benefits from a driveway to the front of the dwelling which measures approximately 9.20m in width and 7.43m in length and has the off-street parking availability for 2no vehicles. The 2no. parking spaces both measure 5m x 3m, which complies with the SPD guidance. 1no. of the spaces would allow for a vehicle to park in a 'vertical' orientation and the other would allow for a vehicle to park in either a 'horizontal' or 'angled' orientation. This parking layout is common within the wider area of Tithebarn Road (as shown by Appendix A).

Whilst the garage conversion would reduce the amount of off-street parking spaces available at the property, there would still be 2no. parking spaces retained. Whilst this is less than the 3no. parking spaces required for a 4+ bedroom property; it is considered that a shortfall of 1no. parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable.

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 and garage conversion 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
19.09.2025	701-001	P1	Location Plan & Existing Floor Plans
19.09.2025	701-003	P1	Proposed Ground
19.09.2025	701-005	P1	Proposed Elevations
19.09.2025	701-006	P1	Existing & Proposed Site Plan
30.10.2025	701-008	P1	Proposed Parking Layout

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **31.10.25**

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.

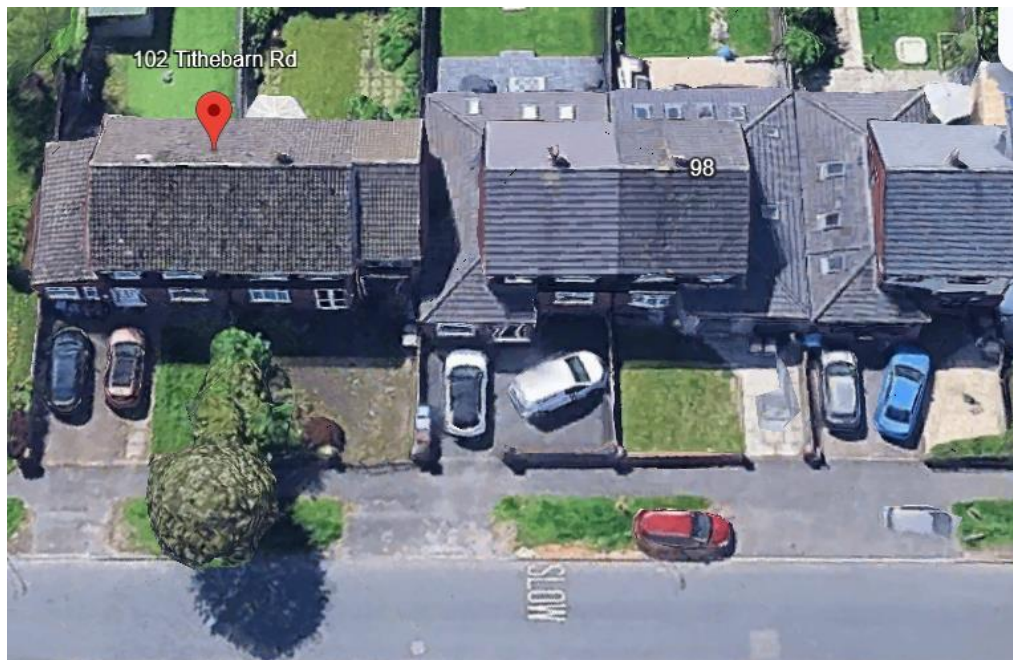
Informatives

N/A

Site Photographs



Appendix A



Google Earth Aerial View – showing vertical and angled parking layout within the locality of Tithebarn Road.