

<u>APPLICATION NO:</u>	25/00484/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	230 Knowsley Lane, Huyton, Knowsley, L34 4AH		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH A SINGLE STOREY REAR EXTENSION AND AN EXTENSION TO THE EXISTING FRONT PORCH		

Site Description

Two-storey 3-bedroom semi-detached dwelling located on Knowsley Lane, Huyton. The dwelling is characterised by brickwork to all elevations, a hipped tiled roof and white UPVC windows. The property currently benefits from a small single storey outrigger to the side. It also has off-street parking available to the side.

The property is bordered by dwellings to the east, south and west of the site, and woodland to the north.

The entrance road to the Grade II* Listed Building 'Knowsley Hall' is located a short distance away.

Proposal

Planning permission is sought to erect a two-storey side extension, a single storey rear extension and an extension to the existing front porch.

Two-Storey Side Extension

The extension would have a depth of 8.73m and a width of 4.73m. It would have a hipped tiled roof with an eaves height of 5.10m and a ridge height of 7.80m.

It would be finished in brickwork to match the existing dwelling and have 2no. UPVC windows (1no. at ground floor level, 1no. at first-floor level) within the front elevation, 1no. UPVC window within the rear elevation at first-floor level, and 2no. UPVC doors and 1no. UPVC window at ground floor level within the side (north-west) elevation.

The extension would allow for a new shower room, utility room / larder and open-plan living / kitchen area (in connection with the proposed single storey rear extension) at ground floor level, and a larger 3rd bedroom, new bathroom and new en-suite to serve bedroom 1 at first-floor level.

Single Storey Rear Extension

The extension would have a projection of 3.0m beyond the existing rear elevation of the dwelling and a width of 10.60m. It would project beyond the existing side elevation by 4.73m. It would have a flat roof with roof lantern with a height of 3.37m (total height of 3.70m when including the roof lantern).

It would be finished in brickwork to match the existing dwelling and have aluminium sliding doors within the rear elevation. It would also have 1no. UPVC window within the side (north-west) elevation.

The extension would allow for a larger open-plan living / kitchen area (in connection with the proposed side extension).

Front Porch Extension

The new front porch extension would project 1.10m beyond the existing front elevation and have a width of 2.60m. It would have a hipped tiled roof with an eaves height of 2.67m and a ridge height of 3.35m.

It would be finished in brickwork to match the existing dwelling and have a UPVC door and 2no. UPVC windows within the front elevation and UPVC windows within both side elevations.

Other Alterations

The windows within the front and rear elevations (at first-floor level) are to be amended in connection with the proposed extensions. The new windows would remain as UPVC.

Consultations

Highways – No comments received.

Representations

This application has been publicised by letters sent to 10 neighbours and a site notice displayed near to the site (as of 05 September 2025). No comments or objections were received during the consultation period.

Planning History

No relevant 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles
Policy CS19 Design Quality and Accessibility in New Development
Policy SUE1 Sustainable Urban Extensions and Safeguarded Land
Policy SUE2 Sustainable Urban Extensions – Development Principles
Policy SUE2a Sustainable Urban Extension – Knowsley Lane, Huyton

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 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 Sustainable Urban Extension in the Knowsley Local Plan: Core Strategy.

Policy SUE1 of the Core Strategy outlines:

- 1) 9 Sites (referred to as Sustainable Urban Extensions) have been removed from the Green Belt and are allocated to provide additional land to meet development requirements up to 2028 and beyond.
- (c) Knowsley Lane, Huyton (Residential and Employment)

As the development would relate to a residential dwelling, the domestic extensions proposed are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Two-Storey Side Extension

The Householder Development SPD outlines that two-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.

The SPD also outlines 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.

Whilst the two-storey side extension would not be set back at first-floor level, there would be a distance of 2.30m between the side elevation of the extension and the shared boundary. Additionally, due to a change in orientation of the neighbouring dwelling No.1 George Hale Avenue and the single storey design of the neighbouring property, the proposed two-storey side extension would not create a terracing effect. As such, the two-storey side extension is considered to be acceptable.

Impact on No.228 Knowsley Lane

The two-storey side extension would be located away from No.228 and therefore would have no impact on the amenity of the attached neighbouring dwelling.

Impact on No.1 George Hale Avenue

1no. window and 2no. side access doors would be installed within the side elevation of the two-storey extension. There would be a distance of approximately 14m – 16m between the side elevation of the application site and the neighbouring dwelling's side elevation. As 1no. of the doors would serve a ground floor shower room, a condition will be included to ensure that obscure glazing is installed to this door to protect the privacy of the host dwelling and neighbouring dwellings.

The additional 2no. windows (1no. ground floor, 1no. first-floor) within the front elevation and 2no. window within the rear elevation at first-floor level do not raise any overlooking concerns, as they would not provide any additional views not already available from the front and rear of the dwelling. Furthermore, as the 2no. rear elevation windows would serve a bathroom and en-suite, a condition will be included to ensure that obscure glazing is installed, to protect privacy.

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

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 will normally be acceptable if it does not project more than 4.0m beyond the rear elevation of the dwelling.

The proposed extension would have a projection of 3.0m beyond the rear elevation and a total width of 10.60m. As such, the single storey rear extension would comply with the SPD in terms of its projection.

Impact on No.228 Knowsley Lane

The proposed rear extension would project 3.0m beyond the rear elevation of the attached neighbouring dwelling. As the projection would comply with guidance outlined by the SPD, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Impact on No.1 George Hale Avenue

Due to a change in orientation between the application site and the neighbouring bungalow, the proposed extension would not project beyond the rear elevation of the neighbouring dwelling. Whilst there is 1no. window proposed within the side elevation of the rear extension, the window would be situated 2.30m away from the shared boundary, and a further 4.20m to the side elevation of No.1. The proposed floor plan and elevations (drawing no. 2025-065-300-002 REV 01) indicates that the window would project slightly above the 6ft boundary treatment. As such, to protect the residential amenity of the neighbouring dwelling, a condition will be included to ensure that obscure glazing is installed within this side elevation window.

Additionally, given the windows ground floor siting, it is considered that the window would not raise any overlooking concerns. As such, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The proposed sliding doors raise no overlooking concerns due to their ground floor siting and orientation within the rear elevation of the extension.

Therefore, the proposed 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.

Front Porch Extension

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The proposed front porch extension would have a projection of 1.10m beyond the existing front elevation and a width of 2.60m.

Impact on No.228 Knowsley Lane and No.1 George Hale Avenue

The front porch extension would not exceed the 45-degree rule and would not impact on either dwellings habitable window(s). As such, it is considered that the proposed front porch extension would not create any additional impact on the residential amenity of either dwelling, and is considered to be acceptable.

The double doors and windows within the front elevation and windows within both side elevations raise no overlooking concerns due to their ground floor sitting and would not create any additional views not already available from the front of the dwellinghouse.

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

Other Alterations

The window to the front elevation (above the porch) is to be replaced to be a smaller window. It does not raise any overlooking concerns, as it would not create any additional views not already available from the front elevation (and existing window).

The existing 2no. windows within the rear elevation (at first-floor level) are to be replaced with 1no. larger window. Whilst this window would be larger in size, it does not raise any overlooking concerns, as it would continue to give a view out onto the woodland area, and would not create any additional views not already available from the rear elevation.

Design

The two-storey side extension and front porch extension would be visible from the wider street scene of Knowsley Lane, whilst the single storey rear extension would not be visible, as it would be situated behind the existing dwelling and the proposed side extension. The extensions are to be finished in a facing brickwork to match the existing dwelling. As the materials would match, the extensions are considered to be acceptable in visual terms.

The two-storey side extension would have a hipped tiled roof. As the existing dwelling's roof profile is hipped, it is considered that the proposed roof profile would be acceptable, as it would match that of existing and would comply with the Householder Development SPD.

The single storey rear extension would have a flat roof with a roof lantern installed. As the extension would not be visible from the wider street scene of Knowsley Lane, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The front porch extension would have a hipped tiled roof. As the roof-profile would match that of the wider existing dwelling and the roof of the proposed two-storey side extension, the roof is considered to be acceptable.

The doors and windows to be installed would be UPVC and the sliding doors within the rear elevation of the single storey rear extension would be aluminium. The additional doors and windows would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance. The introduction of aluminium doors within the rear raises no concerns as they would not be visible from the wider street scene.

Overall, the extensions and alterations are 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.

Highways

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erecting a two-storey side extension or a front extension. It also advises that the parking provision for a 3-Bedroom Property should provide 2no. parking spaces within the curtilage.

At present, the property currently benefits from a driveway to the side. The proposed site plan (drawing no. 2025-065-300-000 REV 1) indicates that 4no. off-street parking spaces would be provided to the front of the dwelling. The driveway would have a length of 13m and a width of 6.80m. 2no. of the parking spaces provided would be in a 'portrait' position, and 2no. of the parking spaces would be in a 'landscape' position. The proposed parking spaces would measure 5.0m (L) x 3.0m (W), more than complying with the parking provision for a 3 Bedroom dwelling.

No material details have been provided to indicate what materials the driveway would be finished in, however, a condition will be included within the granting of planning permission to ensure that the parking provision 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 surface within the curtilage of the dwellinghouse.

Overall, it is considered that the proposed extensions would be in accordance with the Householder Development SPD and Policy H8 and would not have any negative impact on highway safety.

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 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 Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans 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 dwellinghouse. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 5) No part of the development hereby permitted shall be used or occupied until the proposed 2no. windows within the rear elevation of the two-storey side extension (at first-floor level), 1no. window within the side elevation of the single storey rear extension, and 1no. door within the side elevation of the two-storey side extension (which would serve the ground floor shower room) as indicated on Drawing No. 2025-065-300-002 (REV 01) have been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19.08.2025	-	-	Location Plan
02.10.2025	2025-065-300-000	01	Existing & Proposed Site Plans
02.10.2025	2025-065-300-002	01	Proposed Floor Plans & Elevations
02.10.2025	2025-065-300-003	01	Proposed Key Section AA & Building Regulations Specification

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 10.10.25

Informatives

- 1) The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal

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

Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

Site Photographs

