

<u>APPLICATION NO:</u>	26/00007/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	210 Kingsway, Huyton, Knowsley, L36 2PS		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO SHOP FRONTAGE.		

Site Description

The application site comprises a three-storey mixed-use end-of-terraced property located on a corner plot on the north-side of Kingsway, Huyton. The ground floor of the site is currently used as a 'Breakfast Bar' (Use Class E(a)) and the upper floors of the site are used as a self-contained residential accommodation (Use Class C3).

The property is characterised by red-painted brick to the ground floor and natural brick to the upper floors a flat roof and white UPVC windows.

The site benefits from a good-sized service yard to the rear. The upper floor flat is accessed via a self-contained external staircase via an access gate on Crosswood Crescent.

The wider terraced block features a similar design to that of the applicant site, with retail to the ground floors and residential to the upper floors. To the lefthand side of the site is a car park which serves The Swan Public House. To the rear of the site is an alleyway and a block of terraced residential dwellinghouses which are situated on Crosswood Crescent.

The site is situated within a Primarily Residential Area, as allocated by the Knowsley Local Plan: Core Strategy.

Proposal

Planning permission is sought for the erection of a single storey rear extension and to carry out alterations to the existing shop frontage.

Single storey rear extension

The single storey rear extension would project 6.0m from the original rear wall of the property along the boundary with 208 Kingsway, would be 6.6m wide, projecting 1.1m beyond the side elevation towards Crosswood Crescent, and 2.9m high. There are two elements to the proposed single storey rear extension, with the element closer to Crosswood Crescent being 3.6m high.

The extension would allow for a larger shop floor area and a new store area to the rear. A new self-contained external stairway to allow for access to the upper-floor flat would be created to replace the existing stairway, which is contained within the extension closer to Crosswood Crescent.

The extension would be finished in brick to match the wider property and have PVC

double doors installed within the rear elevation.

Shopfront alterations

The existing glazing to the front and side of the property would be replaced with aluminium 'floor to ceiling' glazing.

Consultations

None required.

Representations

This application has been publicised by letters sent to 21 neighbours and a site notice displayed near to the site. No representations were received as a result of publicity given to the application.

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

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

Policy H5 Development within Primarily Residential Areas
Policy S9 Shop Fronts and Security Shutters

SUPPLEMENTARY PLANNING DOCUMENTS

Shopfront and Signage Design 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

Policy CS19 of the Core Strategy outlines:

- 1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:
 - a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.
- 2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:
 - a) Avoid unacceptable impacts on existing residents, business occupiers and future occupiers.
 - b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security.
 - c) Accommodate future maintenance and long-term management requirements.

Principle of Development

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

Whilst the area is predominantly residential, the application site is situated within a small, terraced block of mixed-use units, with retail uses located to the ground floor and residential uses to the upper floors.

The works proposed would not negative impact the residential area and are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Single storey rear extension

Considering any impacts on the attached neighbouring property 208 Kingsway, there are no habitable windows located within the rear elevation at ground floor level. The only habitable windows found within the rear elevation of No.208 are located at first and second floor level. Whilst the extension would project 6m, given that there are no windows in the rear elevation of the neighbouring property and the extension would be of a single storey nature, it is considered that the extension would not have a negative impact on the amenity of the attached neighbouring property.

Considering any impacts on the residential flat above the existing ground floor retail unit, the proposed extensions new flat roof at its highest point (3.6m) would not exceed the height of the existing external stairway and walkway access to the flat. Additionally, whilst a new external stairway access is proposed, the stairway would remain in a similar position to that of existing and would also remain self-contained, away from the retail unit. Therefore, the single storey rear extension would not have a negative impact on the amenity of the above neighbouring property.

Considering any impacts on the detached neighbouring property to the rear 91 Crosswood Crescent, the extension would be situated 10.4m away from the gable elevation from No.91. Given the single storey nature of the extension and the gable elevation of No.91 is in fact a blank gable, the extension would not have a negative impact on the neighbouring property on the amenity of the neighbouring property.

Considering any impacts on the detached property to the south of the application site and across Crosswood Crescent, No.146, the side elevation of the proposed extension would be situated 18.6m away from the front elevation of No.146. Whilst the highest part of the extension would project above the existing boundary treatment, the proposed extension would not create any additional impact on the amenity that the existing 3.6m high stairway and walkway. Additionally, the extension would be obscured by the existing boundary treatment. Therefore, the extension would not have a negative impact on the amenity of the neighbouring property.

The single storey extension would have a flat roof. The extension at its highest point of 3.6m would be visible from the wider street scene of Crosswood Crescent. Whilst it is noted that the extension would be to a commercial unit, as the unit is situated within a primarily residential area, the Householder Development SPD advises that flat roof extensions will normally not be appropriate. However, as the extension would match the design of the existing outrigger and stairway in terms of design and height and would also match the existing roof-profile of the wider terraced block, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The extension would be finished in brickwork to match the existing property. As the materials would match that of the wider property, the extension is considered to be acceptable in visual terms.

The PVC double doors within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension. Additionally, the proposed materials of the double doors are considered to be acceptable, as they would match that of the existing fenestrations found at the site.

Therefore, the proposed single storey rear extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policies CS2 and CS19 of the Core Strategy.

Alterations to shop frontage

Policy S9 of the Replacement UDP outlines that proposals for new or altered shops fronts should:

- a) Relate well to the street scene in terms of materials, form and proportions
- b) If located within a Conservation Area preserve or enhance the character of the area
- c) Provide good access for all members of the community

The Shopfront and Signage Design SPD outlines that unless the architecture of the building indicates otherwise, the design of all new or altered shopfronts will be expected to:

- a) Include as a minimum a fascia, pilasters, stallriser(s), dominant shop windows and prominent doorways
- b) Ensure accessibility for prams, the less mobile, wheelchair users and the visually impaired in accordance with current standards
- c) Ensure that the fascia and stallriser depth are each no more than 20% of the total height of the shopfront.
- d) Ensure glazing retains a vertical proportion by being clearly taller than it is wide.
- e) Incorporate recessed and/or projecting features to give depth and shadow. Shopfronts where all the features are flush, or near-flush will inevitably appear bland.

The alterations to the shop frontage would see the existing windows within the front elevation and lefthand side elevation be replaced with new larger 'floor to ceiling' windows.

The new windows within the front elevation would have a total width of 4.7m and a height of 2.6m, replacing the existing 2.3m (width) x 1.7m (height) windows. The dimensions of the new windows comply with the guidance of the Shopfront and Signage Design SPD, as they would ensure that the glazing retains a vertical proportion by being taller than they are wide.

Considering any impacts on the residential properties to the front of the site of 193, 195 and 197 Kingsway, an interface distance of 33m would be retained between the front elevation of the application site and the front elevation of the neighbouring dwellings. The new larger windows would not create any additional views not already available from the front of the site. Whilst the existing side elevation window features a vinyl sticker which obscures any views from this window, the new glazed window within the side elevation does not raise any overlooking concerns, as it would not create any additional views not already available from the side of the site.

The replacement windows would be visible from the wider street scene of Kingsway and Crosswood Crescent. The new larger windows would not negatively impact the visual amenity of the street scene, as many of the retail units within the wider terraced block feature similar 'floor to ceiling' fenestrations. Additionally, the windows to be installed would be aluminium. The proposed materials do not raise any concerns, as they would give a similar design finish to that of UPVC. Therefore, the windows are considered to be acceptable.

Therefore, the proposed shopfront alterations are considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policies CS2 and CS19 of the Core Strategy, Policy S9 of the Replacement UDP and guidance provided within the Shopfront and Signage Design SPD.

Highways

The application site will continue to be served by the existing highway of Kingsway / Crosswood Crescent and the various shared off-street and on-street parking. Therefore, the proposal raises no concerns regarding 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, and the National Planning Policy Framework.

- 4) The replacement windows to the shop front shall be aluminium frame fenestrations.

Reason: In the interests of visual amenity and to comply with Saved Policy S9 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
22.01.2026	01		SITE LOCATION PLAN
22.01.2026	02		EXISTING AND PROPOSED PLANS
25.02.2026	03		EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 19/03/2026

Informatives

- 1) The applicant is advised that the installation of any new external roller shutters does not form part of this approval. Any new external shutters would require separate planning permission. No such works should be undertaken until the appropriate planning consent has been sought and obtained from the Local Planning Authority.
- 2) The applicant is advised that any new advertisements, including signage, fascia signs or any external display signs are not covered by this approval. Such works would require separate advertisement consent. No new advertisement should be displayed unless the necessary consent has first been obtained from the Local Planning Authority.

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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Site Photographs

