

<u>APPLICATION NO:</u>	25/00420/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	63 Baileys Lane, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR REAR EXTENSION AND SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 63 Baileys Lane, Halewood 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 (predominately) brick facing, excluding the partial render to the front elevation, with white UPVC openings and red, interlocking roof tiles. The property benefits from a single storey rear extension.

The front garden area of the site is laid out with block paving slabs to provide hardstanding for at least 2 no. vehicles in the curtilage of the dwelling. The plot is irregular in shape. The property fronts a main highway. The rear garden is grass surfaced, with a large tree and shrubbery/vegetation. At its shallowest, the rear garden measures at a depth of 19m. There are residential dwellings to the north, south and west and fields to the east, which form a housing development scheme currently being built-out.

Proposal

The proposal is for the erection of a first-floor rear extension and single storey rear extension.

The proposed ground floor rear extension would have a depth of 4m and cumulatively with the existing rear extension, would have a width of 5.5m. This would be served by a mono-pitched, cat-sliding roof, which would measure 2.9m at the eaves and 4m at the tallest point.

The proposed first-floor rear extension would have a depth of 4m and a width of 3m. This would be served by a hipped roof, which would project from the main hipped roof of the existing dwelling; the eaves would measure at a height of 5.5m and the ridgeline would attain a height of 6.7m. At its closest, this projection would be located 2.8m away from the party boundary shared with the paired, semi-detached property (No.65 Baileys Lane).

Consultations

Halewood Town Council – No comments received.

Representations

This application has been publicised by letters sent to 3 neighbours. It has also been advertised by way of site notice. No representations have been received.

Planning History

No 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

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.*

DESIGN AND RESIDENTIAL AMENITY

Single storey rear extension:

The Householder Development SPD states that *a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling*

The proposal would comply with the policy as it would not project beyond 4m. This section of the proposal would be erected 0.3 (at its closest) from the party boundary shared with No.65. The proposed roof design would be appropriate and as the roof pulls away from the party boundary it would mitigate the impact of the proposed extension on residential amenities of the occupants of No.65, by way of loss of light, overshadowing etc. The proposed development would be considered to have a limited impact on the paired property given its policy compliance, roof design and concentration of openings to the rear elevation.

First-floor rear extension:

The Householder Development SPD further outlines that *two-storey extensions of up to 3m will normally be acceptable and that extensions beyond 3 metres will only be acceptable if they do not breach the 45 degree rule. In addition, where the properties are attached and the neighbouring dwelling has no extension adjacent to the*

boundary, any first-floor element of an extension beyond 3 metres should be set in from the party boundary by a minimum of 1m. Furthermore, two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary.

The proposed first-floor rear extension be set-in from the party boundary shared with No.65 Baileys Lane by 2.8m. The proposal would have a projection of 4m, however, the first-floor rear projection would not breach the 45-degree rule, when applied from the midpoint of the closest habitable window of the paired property (No.65), and subsequently would accord with the guidance of the Householder Development SPD and furthermore ensure that any impact by the proposal in terms of undue dominance would not be severe. The set-in from the boundary would ensure that the proposal would not appear enlarged or adversely impact on residential amenities, by way of undue dominance or obstruction of light. The proposal would not come within 7m from the rear boundary and therefore would comply with the SPD. No openings are proposed to the side elevations and consequently, no concerns of overlooking or visual intrusion are raised. The proposed roof would emulate and correspond to the roof design of the original dwelling, with a lowered, subordinate ridge to present as a subservient addition to the original dwelling.

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 retain an interface distance of 33m from the layout approved under 22/00466/REM with an oblique relationship between the rear elevation of the proposed development and the properties currently being built-out to the new builds to the rear; the proposal would not reduce interface distances below the minimum threshold outlined within the New Residential Development SPD and therefore no adverse impacts to amenities or living conditions would be considered to occur.

Materials:

The existing property is predominantly brick facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans contain annotations on materials, stating that these would match the existing dwelling. This would be further secured by the standard planning condition for matching materials.

HIGHWAYS

At present, the application property can accommodate 2 no. vehicles within the curtilage of the dwelling. The proposed development would create a third bedroom at the property. The Householder Development SPD outlines that 2-3-bedroom properties should have 2 no. parking spaces within the curtilage. The existing parking provisions would be sufficient to serve the existing dwelling and the proposed development. No additional parking provisions would be required.

The proposed development would not result in any unacceptable highway safety issues or change the existing parking provisions.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/07/2025	HA 2540-01	-	LOCATION PLAN
07/07/2025	HA 2540-03	-	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 29/08/2025

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

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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