

<u>APPLICATION NO:</u>	26/00309/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	16 Sandiway, Huyton, Knowsley, L36 0UW		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.72 METRES MAXIMUM HEIGHT: 3.26 METRES HEIGHT OF EAVES: 2.91 METRES		

Site Description

The application site comprises a two-storey semi-detached dwelling located on a corner plot of Sandiway, Huyton. The dwelling is characterised by brick to all elevations and has a hipped roof with solar panels installed to the rear roof-plane. The property currently benefits from a detached garage to the rear and also has off-street parking available to the rear.

The surrounding area is primarily residential and is characterised by similarly designed two-storey semi-detached and terraced dwellings. The attached neighbouring property No.14 does not have any extensions.

Proposal

Application for Prior Approval: Larger Home Extension for a single storey rear extension.

The dimensions would be as followed:

- Projection of extension from rear wall: 4.72m
- Maximum height of the extension: 3.26m
- Height of the eaves of the extension: 2.91m

The extension would be finished in brickwork to match the existing dwelling, would have a flat roof with two roof-lanterns installed and would have one window within the rear elevation and bi-fold doors within the side elevation (side of Oakfield Drive).

A new ground floor window would be installed within the side elevation of the existing dwelling to replace the door which serves the existing kitchen.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

No relevant planning history.

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No – therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No – therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –

- (i) Forms the principal elevation of the original house.
 - (ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse.

Yes – the extension would project 4.72m beyond the rear wall of the original dwellinghouse, however the proposal would comply with Paragraph A.1 (g) – therefore acceptable.

- (ii) Exceed 4 metres in height.

No – therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

No – therefore acceptable.

- (ii) Exceed 4 metres in height.

No – therefore acceptable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the proposal would not have more than a single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

No – whilst the extension would be within 2m of the shared boundary with 14 Sandiway the height of the eaves would be less than 3m

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

- (i) Exceed 4 metres in height.
- (ii) Have more than a single storey.
- (iii) Have a width greater than half the width of the original dwellinghouse.

N/A – the extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

No – therefore acceptable.

- (k) It would consist of or include:
- (i) The construction or provision of a verandah, balcony or raised platform.
 - (ii) The installation, alteration or replacement of a microwave antenna.
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.
 - (iv) An alteration to any part of the roof of the dwellinghouse.

No – the development would not contain any of the above features outlined in (i), (ii), (iii) or (iv) – therefore acceptable.

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse.
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

N/A – the application site is not situated within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – Drawing No. L36 0UW/16/01 indicates that the extension would be finished in brickwork to match the existing dwellinghouse.

The proposed window within the side elevation of the dwelling would be UPVC to match the existing door it will replace.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

Given the above, the extension can be classed as **Permitted Development for a Larger Home Extension** under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07.07.2026	L36 OUW/16/01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS. LOCATION PLAN

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **14.08.26**

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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