

<u>APPLICATION NO:</u>	26/00188/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	5 Higherfield Crescent, Huyton, Knowsley, L34 4AX		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION AND A FRONT PORCH		

Site Description

The application site comprises a two-storey 3-bed detached dwelling located on a corner plot of Higherfield Crescent, Huyton. The property is characterised by brick to all elevations and a gable tiled roof, with a hipped roof above the existing garage and front entrance. The dwellinghouse does not currently benefit from any extensions and has off-street parking available to the front for three vehicles.

The surrounding area is characterised by similarly designed two-storey detached dwellings, with a T-junction located behind the application site to the east. To the north of the site is the M57.

Proposal

Planning permission is sought for the erection of a two-storey side extension and front porch.

Two-storey side extension

The two-storey side extension would have a width of 3.6m and would have a length of 7.9m. The extension would have a pitched tiled roof with two rooflights installed with an eaves height of 5.1m and a ridge height of 7.5m.

The extension would be finished in brick and would have two windows installed within the front elevation and two windows installed within the rear elevation.

The extension has been amended to replicate the existing small, pitched dormer above the proposed first-floor front elevation window.

Single storey front porch extension

The front extension would have a width of 1.4m and would have a length of 1.6m. The extension would continue to be served by the existing hipped roof to the front and would infill part of the exiting open entrance to the property and would not project beyond the existing front elevation of the garage.

The extension would be finished in brick and would have a door installed within the front elevation and a window installed within the side elevation.

The porch required planning permission as permitted development rights for extensions have been removed (18/00062/HYB).

Consultations

None required.

Representations

This application has been publicised by letters sent to 8 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

18/00062/HYB DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSES A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500kVA SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM. OUTLINE APPLICATION FOR UP TO 26,350 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASSES B1) AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE

Granted (17 July 2018)

Permitted Development Rights for the property have been removed under Condition 5 of the original planning permission for the site:

Condition 5 The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1A, 1B, 1E, 1F, and 2A, or any amendments made to that Order, shall not apply and:

- (i) no extensions shall be carried out to the dwellings;
- (ii) no buildings or other structures shall be erected within the curtilage of the dwellings;
- (iii) no vehicle standing space shall be provided within the curtilage of the dwellings;
- (iv) no gates, walls, fences or other means of enclosure (other than agreed by the terms of this permission) shall be erected to the boundaries of the dwellings or elsewhere on the application site;
- (v) no windows or dormer windows shall be added to the dwellings;

unless on application to the Local Planning Authority planning permission for such development is granted.

REASON: To enable the Local Planning Authority to regulate and control the development in the interests of residential and visual amenity having regard to safeguarding the character of this residential

development and to comply with the National Planning Policy Framework, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016; and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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
Amended New Residential Development 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

RESIDENTIAL AMENITY AND DESIGN

Two-storey side extension

The Householder Development SPD advises that particular attention should be paid to the design of extensions on corner plots, as they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. They can also interfere with highway visibility in some solutions.

The SPD also advises that:

- Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area and extensions should not be sited so close to the boundary that they would adversely impact on the street scene.
- Two-storey extensions should respect the established building lines on both street frontages and should avoid blank gables and should respect interface distances with neighbouring dwellings (12m between gable and front elevation) and should have a pitched roof.
- Sufficient car parking spaces should be retained or provided.

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 causing 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.

The proposed two-storey side extension would have a width of 3.6m and would have a length of 7.9m.

Due to the shaping of the plot, the proposed two-storey side extension would be set in from the shared boundary by 0.8m (at its smallest point) and 1.2m (at its largest point). Whilst there would be a shortfall of 0.2m at its smallest point, as there is no direct neighbouring dwelling to the south of the application site, the 1.0m requirement as outlined in the SPD would be mitigated, as the proposed two-storey side extension would not create an actual or potential terracing effect.

The proposed side extension would not disrupt the established building line, as there is no 'direct' dwelling to the east of the site. The application site's rear boundary is shared with a T-junction and the off-street parking which serves 7 Higherfield Crescent. As such, this T-junction 'breaks' the existing building line, and the proposed two-storey side extension would have no further impact on the established building line to the east. Additionally, the extension would not disrupt the building line to the south, as No.19 is situated somewhat 6.9m in front of the front elevation of the application site.

The New Residential Development SPD advises that front-to-front principal elevations should have a 20m interface distance at minimum. The side extension would have an interface distance of 23.2m to the front elevation of 6 Higherfield Crescent and 23.8m to the front elevation of 8 Higherfield Crescent (to the west). As such, the interface distances would more than exceed the required 20m.

The SPD also advises that principal elevation to gable elevations should have a 12m interface distance at minimum. The side extension would have an interface distance of 13.8m to the side elevation of 19 Higherfield Crescent, 17m to the front elevation of 17 Higherfield Crescent (to the south) and 24.7m to the side elevation of 7 Higherfield Crescent (to the east). As such, the interface distances would more than exceed the required 12m.

There would be no impact on 3 Higherfield Crescent as the extension would be located away from No.3.

The proposed side extension would be visible from the wider street scene of Higherfield Crescent. The extension would be finished in brick and would have a pitched tiled roof with two rooflights installed. The design of the extension has been amended to now incorporate a small, pitched dormer above the proposed first-floor window within the front elevation, to mimic that of the existing small, pitched dormer above the hipped roof to the front, to ensure a congruency within the design of the dwellinghouse as a whole, as many of the dwellings within the wider estate have been designed in a symmetrical nature. As the materials and roof design would match that of the existing dwellinghouse, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

Whilst the Householder Development SPD advises that two-storey side extensions on corner plots should avoid blank gables, as there is currently no window within the existing gable elevation, this requirement can be mitigated.

The additional two windows within the front elevation (one at ground floor, one at first-floor) and two windows within the rear elevation (one at ground floor, one at first-floor) 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 rear elevation first-floor window would serve an en-suite, a condition will be included to ensure that obscure glazing is installed, to protect amenity.

In summary, the two-storey side 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 Policy H8 and guidance provided by the Householder Development SPD.

Single storey front porch extension

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be 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 extension would have a width of 1.4m and would have a length of 1.6m. The extension would infill part of the existing open entrance to the property and would not project beyond the existing front elevation of the garage.

The extension would have no impact on 3 and 19 Higherfield Crescent, as the infill extension would be situated away from No.3 and would not be situated any closer to No.19 than the existing entrance into the application site.

The extension would be finished in brick and would continue to be served by the existing hipped roof to the front. As the materials and design would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The door within the front elevation and window within the side elevation raise no overlooking concerns as they would not create any additional views not already available from the front / side of the dwelling. Additionally, the side window would predominantly look onto the application sites own driveway and garden and would be situated 19.6m away from the nearest window within the side elevation of No.19.

In summary, the single storey front 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 Core Strategy Policy CS19 and Replacement UDP Policy H8 and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwellinghouse would be increased from a three-bedroom dwelling to a four-bedroom dwelling.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey front extension and a two-storey side extension. The SPD also advises that the parking provision of a four-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

The application site currently benefits from a driveway to the front of the dwelling measuring 5.2m; increasing to 8.3m x 9.1m, allowing for the parking provision of three vehicles.

The proposed front extension and two-storey side extension would not extend in any way that would disrupt the existing driveway found at the property.

Therefore, as the application site provides three parking spaces within the curtilage which comply with the SPD's guidance for a four-bedroom property, the proposal would not have a negative impact on the highway safety and is considered to be acceptable.

OTHER MATTERS

COAL CONSULTATION ZONE (HIGH RISK)

The application site is located within a coal consultation zone (high risk area). For the benefit of the applicant, a standard informative will be included with some standing advice on this.

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 two-storey side extension and the single storey front 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) No part of the development hereby permitted shall be used or occupied until the proposed first-floor window within the rear elevation of the proposed two-storey side extension as indicated on Drawing No. P102 (REV 01) has been glazed with obscure glass to level 4/5. The obscure glazed side elevation 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
20.04.2026	P002	REV 00	PROPOSED SITE, BLOCK AND LOCATION PLAN

16.06.2026	P102	REV 01	PROPOSED GROUND, FIRST AND ROOF PLANS
16.06.2026	P201	REV 01	PROPOSED ELEVATIONS
16.06.2026	P300	REV 01	EXISTING AND PROPOSED CROSS SECTION AA

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 18/06/2026

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)

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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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 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