

APPLICATION NO: 26/00207/FUL

CASE OFFICER: Kate Pickles

WARD: St Gabriels

PARISH: Tarbock Parish Council

LOCATION: Silver Birches, Wheathill Road, Huyton, Knowsley, L36 5UR

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION, FIRST FLOOR FRONT EXTENSION TOGETHER WITH THE ERECTION OF 2NO. REAR DORMERS AND 1NO. FRONT DORMER.

Site description

The application property is a two-storey, detached bungalow set within an asymmetrical plot fronting on to Wheathill Road. The dwelling is situated within a Primarily Residential Area, and the wider area is characterised by detached and semi-detached housing. The property has an existing single storey side and rear extension.

Proposal

Single storey rear extension

The single storey rear extension would be erected following the demolition of the existing single storey rear extension. The proposed extension would project 4.3m from the rear elevation of the existing dwelling and would be 12.8m in width. The proposal would be served by a flat roof to the sides that is pitched in the centre, the pitched section of the roof would have a height of 3.9m and an eaves height of 2.6m and the flat sections of the roof would be 2.6m in height. The proposed rear extension would serve as a kitchen and dining area.

First floor front extension

The proposed first floor front extension would project 4.4m from the front elevation of the existing dwelling and would be 5m in width. The proposal would be constructed above an existing development to the front of the property and would bring the total height to 5.9m with an eaves height of 4.6m. The proposed front extension would serve as a third bedroom.

Rear and front dormers

Two dormers are proposed to the rear elevation roof to each side above the proposed flat sections of the roof. Both dormers would project 3m from the existing roof and both would have a height of 2.7m with an eaves height of 1.4m. To one side the proposed dormer would be 3.1m in width and to the opposite side the proposed dormer would be 4.2m in width. One dormer is proposed to the front elevation roof and would project 3m

from the existing roof, would be 3.1m in width and 2.7m in height with an eaves height of 1.4m.

Consultations

None required.

Representations

This application was publicised by way of site notice and through letters sent to 7 neighbours. One representation objecting to the proposal has been received as a result of this publicity. The representation objects to the proposal on the following grounds:

- The scale of the development particularly the dormers proposed to the rear.
- Loss of privacy worsened by the removal of several trees along the rear boundary
- Loss of light and overlooking.
- The impact of the development on the character of the area

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

CS2 – Development Principles

CS19 – Design Quality and Accessibility in New development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New Development 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 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

Single storey rear and first floor front extension

The Householder Development SPD advises that extensions beyond 4 metres should not breach the 45-degree rule. The proposal complies with this requirement, ensuring neighbouring properties retain adequate light. The SPD also requires that extensions do not result in unacceptable overshadowing or appear overbearing. The proposed single-storey rear extension, with a 4.3m projection, is considered modest in this instance given the overall size of the plot. Adequate separation distances are also maintained, the proposed rear extension would be offset by 5m from the boundary of Derfla, 12.8m from No. 164b, and 12.4m from the rear boundary. Therefore, the development would not appear unduly dominant nor result in unacceptable overshadowing or loss of outlook.

The Householder Development SPD recognises that large, detached properties set back from the highway can accommodate more substantial front extensions. The proposed front extension would project 4.4m but given the significant 20m setback from the highway, this is considered acceptable. The SPD also requires that front extensions do not harm neighbouring outlook or privacy. The proposal complies with this guidance, as no windows are proposed to the side elevations therefore minimising the impact on the privacy of neighbouring properties by mitigating the opportunity for direct overlooking. The window proposed to the front elevation of the extension would also not give rise to any privacy concerns, given the angled orientation of the plot and the 33.8m separation distance between the proposed extension and the nearest adjacent front elevation. The

proposal is therefore considered acceptable in terms of impact on residential amenity with regards to privacy and outlook.

The proposed rear extension also complies with the guidance regarding the protection of privacy. The glass paned doors proposed to the rear elevation do not give rise to any privacy concerns given their ground floor siting, existing boundary treatments and the creation of no new viewpoints beyond those already available from the rear elevation. The proposed extension would replace the existing rear extension; as such, there would be no material increase in overlooking or loss of privacy to neighbouring properties, and the development would maintain the existing relationship in this regard.

The Householder Developer SPD further advises that extensions should be constructed in the style and materials of the existing dwelling and surrounding area. The proposed front and rear extensions comply with this guidance through the use of render, concrete, roof tiles and UPVC to match existing. This ensures that visual coherence is maintained with the existing dwelling and minimises the impact on the street scene. The proposed extensions would result in the dwelling aligning more closely with the established building lines of neighbouring properties, both of which project further forward and backward than the existing dwelling. The proposal is therefore considered to be acceptable and in keeping with the established character of the area.

The Householder Developer SPD also states that extensions should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The proposed front and rear extension comply with this guidance given as the size of the rear garden is reduced from 13.8m to 12.8m due to the existing rear extension projecting 1m less than the proposed. The front extension would not impact the space at the front of the dwelling by virtue of its first-floor siting. The proposal is therefore considered acceptable in terms of the retention of amenity space and the avoidance of a cramped appearance.

Rear and front dormers

The proposal involves the erection of three dormers with two to the rear and one to the front elevation. The Householder Developer SPD advises that dormer extensions must not project above the ridgeline of the main dwelling. The dormers proposed to the front and rear and rear roof elevations comply with this guidance as the ridge of each is 0.5m below the ridge of the main dwelling roof. The SPD further advises that dormers should be faced in materials which match the original roof coverings. Each of the proposed dormers would use concrete roof tiles to match the existing dwelling therefore ensuring visual coherence is maintained. The proposed front and rear dormers are therefore considered acceptable in terms of design and projection.

The objection received from the rear neighbour expressed concerns over privacy due to overlooking caused by the proposed rear dormers. It is considered that the rear dormers would not give rise to unacceptable overlooking or privacy concerns given that an interface distance of 25m would be retained between the proposed dormer and the

adjacent rear elevation. This distance is considered sufficient in protecting the privacy of neighbouring dwellings and exceeds the requirement of a 22m interface distance between rear elevations advised in the New Residential Development SPD. The impact on the neighbouring property, The Gables, is considered negligible. The proposed dormers and front extension windows are positioned diagonally in relation to The Gables, preventing direct overlooking. Existing boundary treatments, together with an adequate separation distance of 17 metres, further minimise any impact on neighbouring amenity. The proposed rear dormers are therefore considered acceptable in terms of privacy and overlooking.

Highways

The proposal involves converting the existing ground floor bedroom into a playroom, with the third bedroom to be accommodated within the first-floor front extension. As such, the property will remain a three-bedroom dwelling. This means that the requirement for additional off-street parking within the curtilage of the property would not increase and as the front extension would be at first floor level, the existing parking arrangements would be unchanged. Therefore, the existing parking within the curtilage would be sufficient to serve the property and the proposal is considered acceptable in terms of highway safety.

Other considerations

Coal Low Risk Area – see informative.

Conclusion

The proposal is considered acceptable in terms of scale, design, residential amenity and highway safety and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions: -

- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: 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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

- 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
01/05/2026	A100		Location Plan
01/05/2026	A101		Proposed Site Plan
01/05/2026	A104		Proposed Floor Plan
01/05/2026	A105		Proposed Elevations

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 18.06.2026

Informative

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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