

<u>APPLICATION NO:</u>	25/00413/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	171 Kingsway, Huyton, Knowsley, L36 2PN		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		
	MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.85 METRES		
	MAXIMUM HEIGHT: 3.42 METRES		
	HEIGHT OF EAVES: 3.42 METRES		

Site Description

Two-storey mid-terraced dwelling located on Kingsway, Huyton. The dwelling is characterised by white render to the front elevation and brick to the rear elevation, a tiled cross-gable roof and white UPVC windows.

The dwelling currently benefits from a conservatory to the rear

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

Proposal

Application for Prior Approval: Larger Home Extension for a single storey rear extension, following the demolition of the existing conservatory.

The extension would have a flat roof with 4no. rooflights installed, have double doors and windows within the rear elevation, and would also have a stepped access into the rear garden.

The dimensions would be as followed:

- Projection of extension from rear wall: 5.85 metres
- Maximum height of the extension: 3.42 metres
- Height of the eaves of the extension: 3.42 metres

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No comments or objections were received during the consultation period.

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).

Where acceptable, the assessment will be **bold black**.

Where not acceptable, the assessment will be **bold red**.

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.

No – therefore acceptable.

- (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 5.85m 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.

Yes – the rear extension would be situated approximately 0.87m away from the shared boundary with No.173 Kingsway and approximately 0.3m away from the shared boundary with No.169 Kingsway. Additionally, the eaves height from the existing ground to roof level would be 3.42m, exceeding the 3m limit. As such, the extension would be unacceptable.

- (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.

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

Yes – the proposal would exceed the limits set out in paragraph (i) – therefore unacceptable.

(k) It would consist of or include:

(i) The construction of provision of a verandah, balcony or raised platform

No – therefore acceptable.

(ii) The installation, alteration or replacement of a microwave antenna

No – therefore acceptable.

(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe

No – therefore acceptable.

(iv) An alteration to any part of the roof of the dwellinghouse.

No – 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

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 – drg no. 2100-P2 indicates that the extension would be finished in brickwork to match the existing dwelling.

(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

Development **cannot** be considered to be permitted development regarding the single storey rear extension, as the scheme is **not** compliant with 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 refused.

- 1) The proposal does not comply with paragraph (i) and paragraph (ja) of Schedule 2, Class A, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the proposed rear extension would be within 2 metres of the boundary of the curtilage and the height of the eaves would exceed 3 metres.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14.07.2025	1100	REV P2	EXISTING AND PROPOSED SITE PLANS
14.07.2025	2100	REV P2	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹:

Louise Robinson

Signed Authorising Officer²:

Mark Quinn

20.08.2025

Date:

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

² 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

Informatives

Not Applicable.

Site Photographs

