

<u>APPLICATION NO:</u>	25/00475/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	27 Linden Drive, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSION. DEMOLITION OF EXISTING GARAGE.		

Site Description

The application site is located at 27 Linden Drive, Huyton and is located within a Primary Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and served by a hipped roof. The dwelling is predominately rendered to its elevations and is served by white UPVC openings and brown, interlocking roof tiles. The property benefits from an adjoined garage with a modest outrigger projection at the rear with a detached outbuilding to the bottom of the rear garden. The plot is rectangular in layout.

The front garden is surfaced with patio paving slabs with a grassed section enclosed by a brick boundary wall. The in-plot parking currently can accommodate one vehicle. Refuse bins are stored within the front garden area. The rear garden spans a depth of 13.7m. The property is located within an established residential area.

The application site is located within a Coal (Low-Risk) Area.

Proposal

The proposal is for the erection of a single storey front, side and rear extension together with the demolition of the existing garage.

The proposed development would form a 'wrap-around' layout. The proposal would project forward by 1.5m with a width of 5.4m, it would then span a cumulative depth of 11.7m with a width of 9.1m at the rear; the proposed rear extension would project 3m from the original rear elevation of the dwelling. This would be served by a hipped roof, which would measure 2.3m at the eaves and attain 3.2m at the tallest point. Rooflights would be installed to the rear and side facing roof slope.

The submitted plan (ref. 1464-02-02-01 REV A 'Site Layout Plan', received 02.10.2025) is inaccurate pertaining to the rear elevation of the paired property (No.25), which measures 3m and is shown accurately on the Location Plan. This plan is submitted only to demonstrate the proposed parking arrangements.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No relevant 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) is a material consideration 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 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

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

DESIGN AND RESIDENTIAL AMENITY

Side extension:

The Householder Development SPD states that *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

The proposed side extension would be erected on the party boundary shared with No.29. The gable wall of No.29 contains multiple windows to both stories, however, all of these are obscurely-glazed and are not understood to serve any habitable rooms, with the exception of the kitchen to the rear of the layout, which is served by an access door to the side and contains an obscurely-glazed window; this is secondary as there is a larger bay window to the rear which provides the primary source of outlook and light into the kitchen. Any notable impact by the proposed side extension would be considered acceptable as it would not detrimentally restrict daylight / sunlight into the kitchen. No further concerns to outlook are raised.

Front extension:

The SPD asserts that *front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas, and that style, design, materials and scale of front extensions should respect the character of the surrounding residential area. Furthermore, any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.*

The proposed development would have a modest projection of 1.5m, which would have a small projection beyond the building line, however, due to its form, scale and

massing, it would not be considered to dominate the existing dwelling or severely disrupt the uniformity of the building row of the other semi-detached dwellings, and would accord with the guidance of the SPD.

The SPD further outlines that *the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway*. Therefore, a semi-detached dwelling with a suitable set-back from the highway would be able to accommodate a modest front extension, with a design that is subordinate to the dwelling and would not present incongruous in the street scene, given its marginal projection. No amenity concerns by way of privacy, loss of light or undue dominance etc are raised due to the proposed front extension.

Rear Extension:

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 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 proposed rear extension would project 3m from the rear elevation of the property and therefore accord with the SPD guidance.

The rear extension of the paired property (No.25) has been extended 3m by a two-storey rear extension. The proposed development would not surpass the rear elevation of No.25 and therefore would not raise any concerns.

The rear outrigger of No.29 contains windows to its side and rear elevations. At present, there is a low (circa 1m) brick wall with a gate which allows access to the side area of No.29. The proposed development would be situated 2.4m away from the side bay window and although this would result in a change regarding outlook from this side window, its impact would not be significantly greater than if a conventional 2m high brick boundary wall were to be erected and consequently no unacceptable harm is identified, furthermore, given that the bay window contains windows to the rear and south-east facing side elevation, sufficient levels of outlook for the occupiers of No.29 would be retained.

Similarly, for these reasons, the proposed development comprehensively, would not result in any significant obstruction of light or overshadowing to the rear kitchen window. There is also a detached outbuilding, situated diagonally from the bay window and immediately adjacent the boundary shared with the application property, this would already reduce a degree of light that enters the bay window, and the proposed development would not be considered to significantly exacerbate this; daylight and sunlight into the kitchen would still adequately be received.

The windows of the proposed development are concentrated to the rear elevation and no overlooking between the application property and No.29's interiors would be facilitated. The proposal would also enhance privacy between the properties and remove the existing overlooking of rear gardens which currently occurs.

Roof design:

The Householder Development SPD states *when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling*. The proposed development would be served by a hipped roof, which would

tie in at the corners and emulate the design of the hipped roof of the dwelling and therefore would be appropriate.

Materials:

The existing property is predominately render facing with white UPVC openings and brown roof tiles. The submitted plans detail that the external material finishes for the walls, roof, windows and doors would match the existing, which is acceptable and would be further secured by way of condition.

HIGHWAYS

The application property can accommodate one vehicle within the plot. The proposed development would encroach forward and be set-back from the public highway by 4.9m. Therefore, to prevent cars overhanging and obstructing the public highway, the application would see the front garden area be re-surfaced with paving slabs which match the existing and would measure 3m x 5m; an ACO drain channel would also be installed. The applicant has confirmed in writing that the dropped kerb would not be extended to facilitate, however, an informative will be included, should the application be approved to provide information should they reconsider.

The proposed development would not result in any increase to the number of bedrooms at the property and therefore no additional parking is required; adequate replacement parking has been demonstrated and therefore, the proposal would not raise any highway safety concerns or result in any increase to on-street parking.

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.

- 4) No part of the proposed development shall be occupied until the proposed parking layout, illustrated on Drawing No. 1464-02-02-01 REV A 'Site Layout Plan' (received 02.10.2025) has been implemented and available for use. Notwithstanding the details included, the additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking arrangement, hereby approved, shall be retained at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2023), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/10/2025	1464-02-02-01	-	EXISTING AND PROPOSED SITE PLAN
27/08/2025	1464-02-01	-	LOCATION PLAN
27/08/2025	1464-02-03-01	-	EXISTING AND PROPOSED FLOOR PLANS
27/08/2025	1464-02-04-02	-	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 13/10/2025

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
- 2 It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access.
- 3 The granting of planning permission does not confer consent to encroach on any neighbours land and would be a civil matter between the affected parties. Consideration should be given to this in respect of any gutters potentially overhanging over shared boundaries.

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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