

APPLICATION NO: 25/00480/FUL **CASE OFFICER:** Reece Black

WARD: Shevington **PARISH:**

LOCATION: 24 Lauder Close, Tower Hill, Kirkby

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION AND
SINGLE STOREY FRONT AND REAR EXTENSION

Site Description

The application site is located at 24 Lauder Close, Tower Hill and is situated within a Primary Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse. The property is predominately brick facing to its elevations (excluding the hung tiled front elevation to first-floor) with white UPVC openings and grey, interlocking roof tiles.

The property benefits from a linked lean-to structure to the side elevation with a rear extension and canopied roof and a porch canopied roof. The plot is roughly rectangular; the existing rear garden spans a depth of 10.3m. The property is located on a corner plot within a cul-de-sac with other residential properties situated to all directions. The front garden area is surfaced with paving slabs to accommodate 1 no. vehicle off-street parking space with grass adjacent this. Refuse bins are currently stored to the front garden area.

The application site is recorded as a Waste Tipping Site as a constraint.

Proposal

The proposal is for the erection of a two-storey side extension and single storey front and rear extension.

The proposed two-storey side extension would have a width of 3m with a depth of 8.2m (11.3m to the ground floor in conjunction with the other proposed extensions). This would be served by a dual-pitched roof, which would measure at 5.1m at the eaves and attain a height of 7.5m at the ridgeline.

The proposed front extension would project forward 1.3m with a cumulative width of 5.3m. This would be served by a mono-pitched roof, which would measure 2.5m at the eaves and 3.4m at the tallest point.

The proposed rear projection would span a depth of 1.8m with a cumulative width of 5.7m. This section would be served by a mono-pitched roof, which would measure 2.5m at the eaves and 3.3m at the tallest point.

The proposal would see the demolition of the existing structures and extensions. The proposal is sought for to allow for additional accommodation for elderly relatives who would reside at the property.

The proposed development has been amended since its original submission,

however, these changes do not affect the description of development or result in any greater material impact than as originally consulted. Therefore, it is not considered necessary to re-consult any originally consulted neighbours.

Consultations

Environmental Health: – No objections received.

Representations

This application has been publicised by letters sent to 10 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) and the New Residential Development (2018) are material planning considerations 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been 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

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

Two-storey side extension:

The Householder Development SPD outlines that *Two storey side extensions (and provision of first floors over existing single 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 creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.* The SPD advises that set-backs / set-ins should be incorporated to ensure that the proposed development would not result in the creation of an actual or potential terracing effect.

Notwithstanding the above, the SPD also allows a relaxation to this if *because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect.* The SPD stipulates that *the roof of the extension* should normally be at a lower level than the original.

The application site is located on a corner plot, which would not result in the creation

of an actual or potential terracing effect. The proposed side extensions roof would be a direct extension of the ridgeline which serves the existing dwelling and although this would conflict with the policy guidance of the SPD, it would be acceptable on this occasion to demonstrate leniency; the paired, semi-detached property (No.23) benefits from a two-storey side extension which does not feature a set-down in its ridgeline. Therefore, when observed in context, the proposal would present as unbalanced and harmful to the symmetry of these paired properties; the relaxation of this policy requirement on this occasion would not result in any detrimental impact on the character of the street scene or visual amenities. Moreover, the proposal would be served by a dual-pitched roof and consequently the roof design and pitch would emulate the original, which would be supported.

The gable wall of the proposed side extension would be served by an entrance door and sliding doors to the ground floor with a window to the middle of the elevation on the first-floor. The Householder Development SPD advises that *two-storey side extensions should avoid blank gables and should respect interface distances with neighbouring dwellings*.

The first-floor window would serve a staircase landing (non-habitable room) and although this elevation is observed by the front elevation of No.6, a 15.5m interface distance remains and consequently the 12m minimum principal elevation to gable wall, as set out in Appendix 4: Interface Distances of the New Residential Development SPD and the guidance of the Householder Development SPD is complied with.

External access to the side and rear of the plot would remain and therefore refuse bins can still be stored to the side and rear of the property.

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 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. 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 be erected 2.7m off the party boundary shared with No.23 with a projection of 1.8m. Moreover, No.23 has previously been extended by a single storey rear extension immediately adjacent the party boundary to a projection of 2.4m. The proposed rear extension would not surpass the rear extension to the rear of No.23 and therefore it would have a negligible impact on amenities and privacy.

Front extension

The Householder Development SPD stipulates 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. Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted*.

The proposed development would be a modest in scale, form and massing. When viewed in context (with the consideration of the two-storey side extension) the design would emulate that of No.23 and further foster a sense of symmetry between the two paired properties. The front extension would not present incongruous in the street scene or harm the building line it is situated within.

Corner plot

The Householder Development SPD asserts that for the consideration of corner plots *particular attention should be paid to the design, this is because 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.*

For the consideration of two-storey side extension, the following general guidelines apply:

- *Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.*
- *In the case of two storey extensions, established building lines on both street frontages should normally be respected. The presence of existing substantial hedging or fencing / walls, or substantial highway verges would be taken into account in assessing whether a relaxation to the above guidelines can be made.*

The SPD notes that *reduced distances may be accepted if:*

- *Open corner plots are not a feature of the area;*
- *The site does not hold a prominent position in the street scene (for example, if it is at the end of a cul-de-sac); or*
- *The site is well screened and so the extension would not have a significant effect on the street scene.*

At its closest, the proposed development would be sited 1.6m from the plot boundary. Whilst this is closer than would normally be supported, the proposal would still retain distance to preserve the character, although the side extension would project beyond the building line with No.8 Melrose (situated to the north of the application property and at the entrance to Lauder Close), the application site is suitably screened by the boundary fencing which would soften the impact of the proposed development. Moreover, there is a difference in site levels between the highway of Lauder Close and the levels of the application site of circa 1m (with Lauder Close being higher), which would further reduce the prominence of the proposed side extension.

Considering the 1.6m distance retained, the site level difference, the absence of open corner plots being a prominent feature of the area (No.17 is enclosed by timber fencing and hedging) and the application site is suitably well screened to mitigate the appearance of the proposal on the street scene, the proposed development would not be considered to result in any significant harm to the character of the area. The proposal would not lead to the creation of a 'pinch point' given the orientation of No.17 and therefore, would further prevent any detrimental harm to the character of the area.

Materials:

The existing property is grey render facing, with grey, interlocking roof tiles and white UPVC openings. The submitted plans do not contain any information or annotations on materials, however, the submitted application form stipulates that all external facing materials of the proposed development would be to match the original dwelling, this will therefore be included within Schedule 1 of the approved plans and will be further secured by the standard planning condition for matching exterior materials of the proposal to match the external materials of the original dwelling.

HIGHWAYS

At present, the application property can accommodate 1 no. vehicle within the curtilage of the dwelling. The Householder Development SPD outlines 4+ bedroomed properties should contain 3 no. parking spaces within the curtilage.

The NPPF (Paragraph 116) states *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

The submitted plans have accounted for an increased demand for in-plot parking spaces by increasing the hard surfacing to accommodate a second vehicle. It is considered that as the proposal has provided an additional space (with confirmation that this will be hard surfaced agreed in writing by the agent, which will be further secured by condition) an acceptable level of in-plot parking would be secured and therefore, no unacceptable highway safety or inadequate level of off-street parking would occur because of the proposed development. An informative would be included, should the application be granted to outline that any works / alterations within the public highway must be authorised by the Local Highway Authority.

OTHER ISSUES:

Extra Accommodation for Relatives (Annex):

The proposed development is submitted to accommodate dependent relatives. The Householder Development SPD advises that for occasions such as these, *the accommodation should be linked to the main dwelling rather than be a separate building within the grounds.* The proposed development would externally, visually present as a conventional two-storey side extension and would be internally linked with a shared kitchen / dining area to the ground floor and internal access on the first-floor also. An external dedicated entrance to the extension would be inserted to the side elevation.

Given the nature of the proposed development and that the annex extension would have the adequate amenities and facilities to internally to function independently if divided, it would be necessary to include a condition to ensure that the original dwelling and proposed annex remain as a singular planning unit / dwellinghouse and not sub-divided into two separate living premises / units due to inadequate provision of dedicated parking, private amenity space to support separate planning units.

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 development hereby permitted shall be used or occupied until the parking arrangements as shown on the submitted and approved plan 'Proposed Floor Plans Elevations and Block Plan. Location Plan.', dwg.No NP-115-PL-020 REV C, date received, 03.10.2025, has been implemented in full accordance. Notwithstanding the details on the plan, 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 existing driveway and proposed hardstanding shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2024), 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).

- 5) The proposed development to form annex extension, hereby permitted, shall be used wholly in conjunction with, and ancillary to, the use as a single dwellinghouse and shall not at any time be used as a separate independent dwelling.

Reason: To ensure that the annex would not be sub-divided and used as a separate planning unit as the proposed annex lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit

complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and New Residential Development SPD (2018).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/10/2025	NP-115-PL-020	REV C	PROPOSED FLOOR PLANS ELEVATIONS AND BLOCK PLAN. LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 13/10/2025

Informatives

- 1 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highways Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

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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