

<u>APPLICATION NO:</u>	25/00445/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	4 Corncroft Road, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY REAR AND SIDE EXTENSION AND INSTALLATION OF NEW WINDOW TO FIRST FLOOR REAR ELEVATION. (DEMOLITION OF GARAGE).		

Site Description

The application site is located at 4 Corncroft Road, Knowsley and is situated within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse and served by a dual-pitched roof. The property is predominantly brick facing to its elevations (with render employed to the ground floor front elevations) and includes white UPVC openings with grey, flat roof tiles. The plot is an irregular rectangular in layout.

The application property benefits from a ground floor front projection, a detached garage situated to the side elevation with an existing rear outrigger projection.

The front garden area is laid out with patio paving slabs to provide hardstanding which can accommodate a minimum of 3 no. vehicles within the plot. Vegetation borders the front and side of the front garden area. There is a notably singular large tree to the rear garden, along with other vegetation. The rear garden spans a depth, at its shallowest, of 37m. The site is within an established residential area, and the immediate street scene displays a combination of detached and semi-detached dwellings, with a notable lack of uniformity in design.

Proposal

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

The proposed development would have a width of 3.2m, would have a depth of 12.8m to the ground floor and 11.4m to the first-floor. This would be served by a dual-pitched roof, which would measure 5.1m at the eaves and 7.2m at the ridgeline. The first-floor front elevation would be set-back from the original front elevation by 1.5m. The proposed rear projections would measure 4m in depth and would be served by a dual-pitched roof, which would measure 5.1m at the eaves and 6.7m at the ridgeline.

The proposed new window would be inserted to the first-floor rear elevation. The proposal would see the demolition of the existing detached garage.

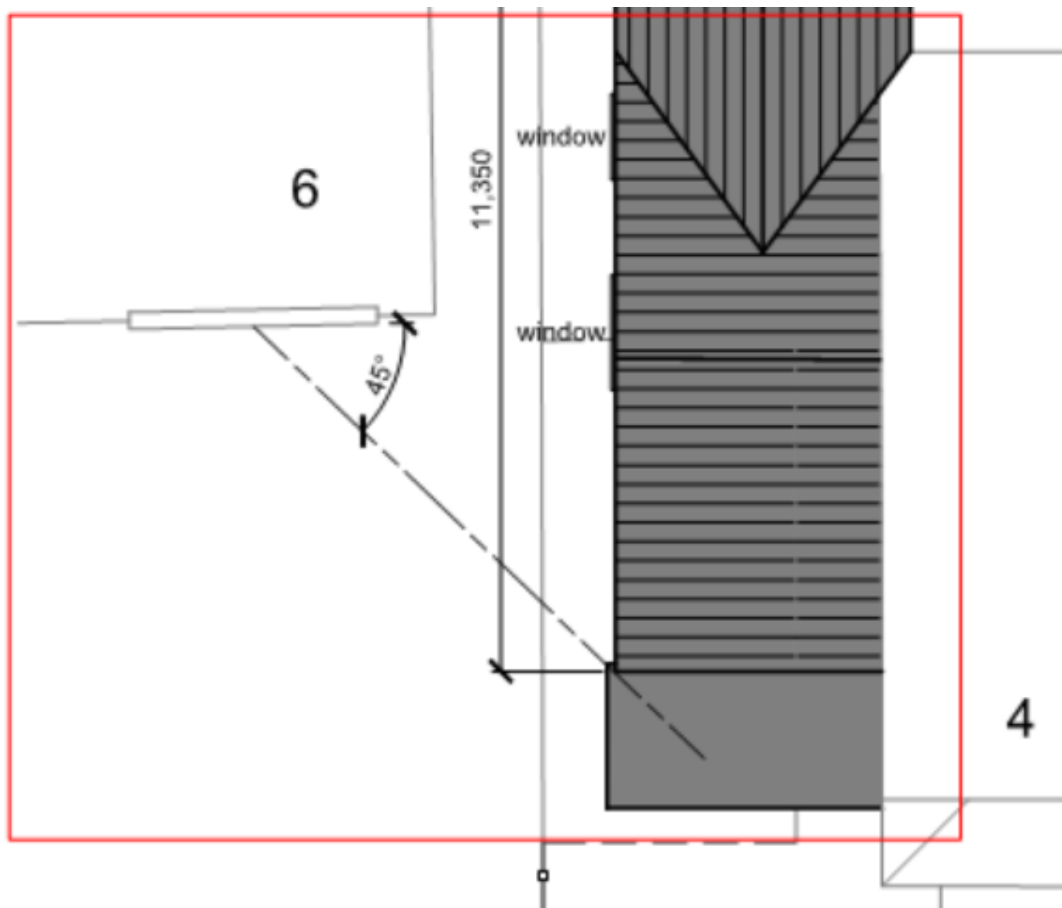
The submitted site plan refers to an outbuilding situated within the rear garden to a footprint of 8m x 3.5m to a height of 2.4m, for storage use to be erected under Permitted Development. This does not form any part of the application for planning permission.

The submitted plans include a single storey rear extension together with a glass roof lantern. Although shown on the proposed plans and elevations, it does not form part of this planning application under assessment, as this section has previously been determined under an earlier application (22/00606/FUL).



PROPOSED SOUTH ELEVATION

*The submitted plan: ref. 2525-05 REV P4 'Existing & Proposed Site Layouts', received 10.10.2025) is inaccurate in relation to its annotation of the forwardmost window, which has been agreed to be removed, as shown on the proposed floor plans and elevations. The site plan is considered only for the assessment of the 45-degree rule in relation to the arrangement of the properties.



Consultations

Knowsley Parish Council: - No comments received.

Representations

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

Planning History

APP. NO: 16/00297/FUL
PROPOSAL: DEMOLITION OF DETACHED GARAGE AND ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION
DECISION: GRANTED
DECISION DATE: 17 June 2016

APP. NO: 22/00158/PDE
PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.00 METRES
MAXIMUM HEIGHT: 3.30 METRES
HEIGHT OF EAVES: 2.50 METRES
DECISION: GRANTED
DECISION DATE: 3 May 2022

APP. NO: 22/00606/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH A 1.M HIGH FENCE ALONG THE BOUNDARIES WITH 2 AND 6 CORNCROFT ROAD AND 1.32M HIGH FRONT BOUNDARY WALL INCORPORATING AN ELECTRIC SLIDING GATE
DECISION: GRANTED
DECISION DATE: 23 March 2023

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 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

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 expands 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.*

Although it furthers that *the above requirement may be relaxed 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 roof of the extension should normally be at a lower level than the original and that where the original dwelling has a straight gable, then the extension should (provided the neighbours would not suffer significant loss of light as a result) also have a straight gable. Two storey extensions should not have flat roofs.*

The proposed development would not result in the creation of an actual or potential terracing effect due to the stepped relationship of the adjacent dwelling (No.6 Corncroft Road). Notwithstanding this however, the proposed development would be set-off the boundary by 0.9m and the first-floor front elevation would be set-back 1.5m from the front elevation of the dwelling. These design breaks have been incorporated to reduce any impact of the proposed development on the residential amenities of the occupiers of No.6 rather than to prevent a terracing effect occurring. The proposal would present as a subordinate addition to the original dwelling. The proposed side extension would be served by a dual-pitched roof, which would emulate the pitch and design of the roof of the dwelling, and also displays a reduced ridgeline, which furthers its subserviency and is therefore, appropriate.

The proposed side extension contains 2 no. windows to the side elevation; a ground floor, high-level window, which would be obscurely-glazed and serve a bathroom and a first-floor window, which would serve a dresser. The Householder Development SPD states that *windows in extensions should not directly overlook adjacent property in close proximity and should not allow overlooking into neighbours' dwellings.* The proposed windows would be considered acceptable, as although these would be erected close to the boundary shared with No.6 these would view directly onto the blank gable wall of No.6; there are no windows to this elevation and therefore there would be no overlooking into the adjacent property's interior. Given that the proposed windows would be positioned to the middle of the gable wall of No.6, no direct overlooking into the rear garden of No.6 would be facilitated.

The Householder Development SPD stipulates that *extensions should preferably be set-back at least one course of brick from the front elevation to avoid an unsightly bonding of old and new brickwork. In circumstances where the existing dwelling is rendered at first-floor level, this treatment should be carried forward to the adjacent wall of the extension.*

The submitted plans demonstrate that the proposed ground floor front elevation would sit flush with the original front elevation of the dwelling, however, the plans

also annotate that the existing ground floor render and first-floor brick facing front elevations would be emulated on the side extension, which would accord with the SPD. Although, the ground floor front elevation would not feature any set-back, the application of render would adequately conceal the brickwork bonding.

The Householder Development SPD states that *side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings* and that *extensions need to comply with the 45-degree rule and should be designed so as not to cross the 45-degree line from a neighbour's nearest habitable window*.

The proposed ground floor of the side extension would breach the 45-degree rule taken from the nearest habitable window of No.6. Although this would not conventionally be acceptable, particularly given the stepped relationship between the application property and No.6, the existing detached garage already compromises a large degree of light and outlook to this window. The garage is evidenced on Google Maps Street View Data since 2009, and this must hold significant weight in the determination of this application, given that the existing garage currently breaches the 45-degree rule to a greater extent than the proposed side extensions ground floor. The existing garage is erected immediately adjacent / on the party boundary shared with No.6 at a height of 2.5m. In contrast, the proposed development, would be erected 0.9m away from the party boundary, and the ground floor front elevation of the proposal would be set-back 0.7m than the existing garage. The proposal would feature a mono-pitched roof which would measure 3m at the eaves and 3.3m at the tallest point. It is considered that the proposed development has been adequately stepped in off the boundary and although would be between 0.5-0.8m taller, the set-in from the party boundary and set-back would offset any notable impact. The impact of the proposed development may be appreciable; however, it would not be significantly, materially worse than the existing relationship between the properties. Therefore, No.6 is considered to still receive sufficient levels of light and no significant injury to outlook from this window is considered. The first-floor of the side extension would not breach the 45-degree rule and therefore is acceptable.

Two-storey 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*. The Householder Development SPD further outlines that *two-storey extensions of up to 3m will normally be acceptable* and that *two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary*. Moreover, *extensions beyond 3 metres will only be acceptable if they do not breach the 45-degree rule, in addition, where the properties are attached and the neighbouring dwelling has no extension adjacent to the boundary, any first-floor element of an extension beyond 3 metres should be set in from the party boundary by a minimum of 1m*.

The proposed two-storey rear extension would have a projection of 4m beyond the original rear elevation of the dwelling. The rear extension would not breach the 45-degree rule when taken from the closest habitable windows (both ground and first-floor) of the paired property (No.2) Moreover, this section would be set-off the boundary shared with No.2 by 6.4m. For these reasons, the proposal would have a limited impact on appearing unduly dominant and overbearing or adversely obstruct light into these habitable rooms of No.2. The proposed rear extension would not

surpass the rear elevation of No.6 and therefore, this section would have a negligible impact on the residential amenities of its occupiers. The proposal would not come within 7m of the rear boundary and windows are restricted to the rear elevation. The proposed dual-pitched roof would emulate the design of the original roof, the pitch slightly steeper, however, this is to accommodate the width of the extension, but in appearance is still coherent and integrates well. The proposal complies with the relevant guidance of the Householder Development SPD.

The proposed installation of a new window to the rear elevation raises no concerns by way of harm to amenities and privacy of nearby properties and their gardens. The proposed window would be installed on the rear elevation and overlook the application sites rear garden, would not facilitate any greater overlooking into the rear garden of No.2 given that there are closer windows to the boundary which already overlook this garden and views into the rear of No.6 would be restricted by the proposed two-storey rear section.

Materials:

The existing property is a combination of brick and white render facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans contain annotations which demonstrate that any materials to be used to the exterior of the proposal would match with those of the existing dwelling and will be further secured by planning condition.

HIGHWAYS

Currently, the application property can accommodate a minimum of 3 no. vehicles within the curtilage of the dwelling. The proposed development would create an additional bedroom, and the property would contain a total of 4 no. bedrooms.

The Householder Development SPD stipulates that 4+ bedroomed properties should contain 3 no. parking spaces within the curtilage of the dwelling. The existing parking provision at the property is sufficient and would not be affected by the proposal. No additional or replacement parking is necessary, and the proposal would not lead to any highway safety issues or generate significant on-street parking.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/07/2025	-	-	LOCATION PLAN
10/10/2025	2525-03	P06	PROPOSED FLOOR PLANS
10/10/2025	2525-04	P06	PROPOSED ELEVATIONS
10/10/2025	2525-05	P04	EXISTING AND PROPOSED SITE PLANS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

13/10/2025

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

- 1 The approval of this planning application relates only to what is captured in the description of development. For the avoidance of doubt, the proposed outbuilding is not covered by this planning permission. For the proposed outbuilding to benefit from Permitted Development, this must comply fully with the Householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order) as amended, specifically Part 1 of Schedule 2 (Class E – Buildings).

For further information, the applicant should refer to the permitted development rights for householders: Technical Guidance published by the Ministry of Housing, Communities and Local Government, September 2019.