

<u>APPLICATION NO:</u>	26/00182/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	18 Kingham Close, Halewood, Knowsley, L25 5ND		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site comprises a two-storey end-of-terrace dwelling, situated on a corner plot of the cul-de-sac of Kingham Close, Halewood. The dwelling is characterised by brick to all elevations and has a gable tiled roof. The property currently does not have any extensions and does not have any off-street parking available. The property has a paved front garden, with the side access being predominantly paved and the rear garden being predominantly hard soil.

The attached neighbouring dwelling 7 Kingham Close benefits from a large, pitched roof extension to the rear which sits hard on the shared boundary with the application site and is of a considerable scale. To the northwest of the site, 15 Banbury Avenue benefits from a conservatory to the rear and there is a change of orientation between this dwelling and the application site. To the northeast of the site, 16 Kingham Close does not benefit from any extensions, again featuring a change in orientation from the application site. The surrounding area is characterised by similarly designed two-storey terraced and semi-detached dwellings. To the west of the site there are lock up garages with access served via Banbury Avenue. There is a significant change of land levels between Banbury Avenue and Kingham Close, with the application site being situated much lower than the garages and No.15 (to the northwest).

Proposal

Planning permission is sought for the erection of a single storey side and rear extension.

Single storey side extension

The side extension would have a width of 2.5m, would have a length of 4.0m, and would be set back from the existing front elevation by 2.6m. The extension would have a hipped tiled roof with one rooflight installed which would 'wrap-around' to connect to the proposed rear extension, with an eaves height of 2.6m and a ridge height of 3.6m.

The extension would have a brick finish to match the existing dwellinghouse.

Single storey rear extension

The rear extension would have a width of 8.5m and would project 2.5m beyond the existing rear elevation. The extension would have a mono-pitched tiled roof with two rooflights installed which would 'wrap-around' to connect to the proposed side extension, with an eaves height of 2.6m and a ridge height of 3.5m.

The extension would have a brick finish to match the existing dwellinghouse and would have double doors and one window within the rear elevation.

Other alterations

One obscurely glazed window would be installed within the front elevation of the existing dwellinghouse.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

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

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Amended New Residential 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 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

RESIDENTIAL AMENITY AND DESIGN

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces. The SPD also outlines that particular attention should be paid to the design of extensions on corner plots. 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.

The SPD outlines that single storey side extensions on corner plots should normally be set in 2m from the side boundary and not exceed half the width of the existing dwelling.

The proposed side extension would have a width of 2.5m, would have a length of 4.0m and would be set back from the existing front elevation by 2.6m.

The extension would not exceed half the width of the existing dwelling, as there is an existing width of 6.3m. Additionally, the extension would be set in from the shared boundary with 15 Banbury Avenue by 2.4m and would comply with the SPD's 'set in' guidance. The extension would be set in from the shared boundary with 16 Kingham Close by 1.9m. Whilst this set in would have a shortfall of 0.1m, given the change of orientation between the application site and No.16, this shortfall would not have a negative impact on the amenity and is considered to be acceptable in this instance.

Additionally, the proposed side extension would not disrupt the established building lines as any views to the extension would be obscured by No.16, due to the change in orientation of the site.

Considering any impacts on 16 Kingham Close (to the northeast), there is one door

and one first-floor window located in the gable elevation of No.16. There would be an interface distance of 5.3m between the proposed side extension and the side elevation of No.16. Whilst the interface distance would have a shortfall of 6.7m of the required 12m outlined in the New Residential Development SPD for principal to gable elevations, given the single storey nature of the extension, there would be no window within the front elevation of the extension, and the change in orientation between the plots, it is considered that the extension would not have a negative impact on the amenity of No.16.

Considering any impacts on 15 Banbury Avenue (to the northwest), the proposed side extension would be situated 2.4m away from the shared boundary with No.15, with a further distance of 8.0m to the rear elevation of No.15's conservatory. Given that the extension at the application site would be situated at a lower land level than that of No.15 and there is a change of orientation between the plots, it is considered that the extension would not have a negative impact on the amenity of No.15.

There would be no impact on 7 Kingham Close, as the extension would be located away from No.7. Also, there would be no impact on the Banbury Avenue lock up garages, as the extension would be situated at a significantly lower land level.

The extension would have a hipped tiled roof with one rooflight installed which would 'wrap-around' to connect to the proposed rear extension. The SPD outlines that single storey side extensions should have a pitched roof. Whilst the existing dwellings main roof-profile is of a pitched nature, the introduction of a hipped roof to the side extension would not negatively impact the visual amenity of the wider street scene, as the extension would be set back from the front elevation of the dwelling and would be obscured by the neighbouring property of No.16, due to a change in orientation of the plots. Therefore, the proposed roof-profile is considered to be acceptable.

The extension would have a brick finish. As the materials would match the existing dwellinghouse, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The front elevation of the side extension would be blank. Whilst the inclusion of a window would enhance the appearance of the extension and provide some natural surveillance, the lack of window does not warrant the refusal of the application, as given that the extension would be obscured by No.16, the natural surveillance from any potential window would have been limited. As such, the blank front elevation is considered to be acceptable in this instance.

In summary, the single storey side extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD and New Residential Development SPD.

Single storey rear extension

The Householder Development SPD advises 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.

The SPD advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the

dwelling.

The proposed rear extension would have a width of 8.5m and would project 2.5m beyond the existing rear elevation. Considering the impact on the attached neighbouring dwelling 7 Kingham Close, the extension would not project beyond the rear elevation of No.7's single storey rear extension and would be set in from the shared boundary by 0.2m. As such, the single storey rear extension would comply with the SPD in terms of its project and would not have a negative impact on the amenity of No.7.

Considering any impact on 15 Banbury Avenue, the rear extension would be situated 2.8m away from the shared rear boundary with No.15, and a further 4.0m to the rear elevation of No.15's conservatory. Given the change in orientation of the application site and that the extension would be situated at a lowered land level than No.15, it is considered that the rear extension would not have a negative impact on No.15.

The rear extension would not have an impact on the amenity of 16 Kingham Close, as it would be situated behind the existing dwelling and the proposed side extension. Additionally, there would be no impact on the Banbury Avenue lock up garages, as the extension would be situated at a significantly lower land level.

The extension would have a mono-pitched roof with two rooflights installed which would 'wrap-around' to connect to the proposed side extension. Whilst the roof-profile of the main roof is pitched, it is a common design principle for modern dwellinghouses to feature hipped 'wrap-around' roofs when erecting rear and side extensions. Therefore, the proposed roof-profile is considered to be acceptable.

The extension would be finished in brickwork. As the materials would match the wider dwellinghouse, the extension is considered to be acceptable in visual terms. The double doors and one window within the rear elevation raise no overlooking concerns.

In summary, the proposed single storey rear/side extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

Other alterations

The obscurely glazed window within the front elevation would not require planning permission, as it could be installed under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), given its ground floor siting.

HIGHWAYS

The existing dwellinghouse does not benefit from any off-street parking, due to its location within Kingham Close.

The proposed extensions would be situated within the curtilage of the application site and would not have a negative impact on the highway safety and are considered to be acceptable.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 extensions 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
16.04.2026	-	-	LOCATION PLAN
30.04.2026	1220-ABF-XX-ZZ-DR-A-003	REV B	PROPOSED FLOOR AND ROOF PLAN AND 3D VISUALS
06.05.2026	1220-ABF-XX-ZZ-DR-A-004	REV B	PROPOSED ELEVATIONS

Signed Case Officer¹: **Louise Robinson**

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

26/06/2026

Informatives

N/A

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