

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00145/FUL **CASE OFFICER:** Andrew Hunt

WARD: St Gabriels **PARISH:** N/A

LOCATION: 32 Greenfield Drive, Huyton, Knowsley, L36 0SZ

PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER
WITH A SINGLE STOREY SIDE AND REAR EXTENSION AND
SINGLE STOREY FRONT PORCH EXTENSION

Site Description

The application site is an irregular shaped plot situated on a corner plot at 32 Greenfield Drive. The plot consists of an end terrace dwelling with a right hand triangular shaped large garden. The site is surrounded by other dwellings to the north, south, east and west and by a car park immediately to the north. To the north of the site is a grassed area.

Proposal

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

- The two storey side extension would be 3 metres wide, 7 metres long, 5.6m high to the eaves and 7.8 metres high to the ridge (0.1 metre lower than the original ridge height).
- The single storey side and rear extension would be 8.9 metres wide, 3 metres long with 2.7 metre eaves height and a height of 3.7 metres.
- The single storey front porch extension would be 2.5 metres wide, 2 metres long with a eaves height of 2.8 metres and a height of 3.8 metres.

Consultations

N/A

Representations

This application has been publicised by letters sent to 12 neighbours and by a site notice. No representations have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development

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

H5 – Development within primarily residential area
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 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.

ISSUES AND ASSESSMENT:

Policy

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"*

Para 7.2 of The Householder Development SPD states 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.*
- 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."*

Para 7.4 states that "Extensions should be constructed in materials and style to match the original dwelling" 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".

Para 7.5 states that:

- "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.*
- Front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings".*

CHARACTER OF AREA

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The scale of the extensions would not result in significant harm to the street scene. The two storey side extension would be set back 0.45 metres from the main elevation at first floor level. This is contrary to the guidance contained within the SPD (which requires a set back of 1m at first floor), however, it is acceptable in this instance as no terracing would occur

due to the differing orientation of no. 34. . due to the different orientation of the dwelling to its neighbour, no. 34 Greenfield Drive, no harm would arise from this and no terracing effect would occur.

The front porch would also be a proportionate and sympathetic addition to the dwelling and would not harm the character of the area.

Provided a condition is attached to secure matching materials for the brickwork, there would be no harm to the character of the area or existing building.

Overall, there would be no harm to the character of the area and the proposal complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

In relation to neighbours, the single storey side extension would project 3m from the original rear wall of the dwelling which complies with SPD which states extensions of up to 4 metres are generally acceptable. and would therefore not result in any loss of light, privacy or outlook for neighbours.

Annex 4 of the New Housing Development SPD give a guideline distance of 22 between principal elevations The two storey side and rear extension would be 21.8 metres away from the two nearest neighbours to the southwest on Tarbock Road. This relates to extensions and not the main rear elevation of these dwellings, which are further away.. The extension would therefore be marginally closer than the guidance, however, this shortfall is only minor at 20cm. Overall, the distance to the neighbours would not result in significant harm to amenity through loss of light, outlook or privacy. The two storey side extension would also have no window on the side that would affect the privacy of 34 Greenfield Drive and its scale would not result in loss of light or outlook for 34. Number 34 does not have any main habitable room windows at the front of the house (on the side of the house closest to 32) as there is a non-habitable room window at 1st floor and a door at ground floor.

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Whilst the proposed porch would be sited adjacent to the front door of 30 Greenfield Drive, the porch extension would not result in harm to neighbours due to its modest size and projection of 2 metres.

Overall, the development will not cause harm to the amenity of neighbours and complies with Policy CS19 of the Core Strategy.

HIGHWAYS

Part 2 of Core Strategy Policy CS7 states that:

"New development will be required to be:

d) In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development";

Para 7.10 of the Householder Development SPD states that:

- *“Car spaces provided at the side of dwellings should have a minimum dimension of 5m x 2.75m (this width is necessary to enable a car door to be opened and use satisfactorily).*
- *Car spaces provided on front drives should have dimensions of at least 5.0m x 3m (this width is considered necessary to allow pedestrian path to the dwelling).*
- *Two side by side parking spaces will require an area of 5m x 5.7m.*
- *Car spaces in front of a garage should have a minimum depth of 5.5m to avoid vehicles obstructing the highway whilst gaining access to the garage.*
- *Garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.*
- *Extensions which would result in the loss of an existing car parking space to an unacceptable level or demand for additional spaces may be permitted if alternative parking is provided e.g. in front gardens if the replacement spaces would have satisfactory dimensions and the garden would be well landscaped.*
- *In operating the guidelines, the Council will have regard to existing prevailing parking provision in the area.*
- *Garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment.*
- *Where replacement parking will be necessary in front gardens, to soften / screen parked cars, proposals should ensure that at least 50% of the front garden area remains porous”.*

The proposal would increase the number of bedrooms from 3 to 4. This would normally require 3 parking spaces. There is 1 parking space currently at the site and this would not change. However, there are extensive parking spaces on the grassed area to the north of the site and on another grassed area to the north east (Deepfield Drive). These areas together provide extensive parking areas to serve the site. Overall, the proposal would be acceptable in highways terms and complies with Core Strategy Policy CS7 and the Householder Development SPD.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to neighbour amenity, the character of the area or highway safety. The proposed development complies with policies included within the Core Strategy (2016) and National Planning Policy Framework (2024).

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) Plans

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) Materials

Any brick and roof materials to be used on the external surfaces of the extension hereby permitted shall match the brick materials used in the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹: Andrew Hunt

Signed Authorising Officer²: _____

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/03/2026	003	-	Site and Location Plan
30/03/2026	002	-	Proposed Plans and Elevations

INFORMATIVES

N/A