

<u>APPLICATION NO:</u>	26/00144/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	116 Sugar Lane, Knowsley Village, Knowsley, L34 0ES		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, INCORPORATING THE EXISTING ALLEY INTO THE DWELLING.		

Site Description

The application site comprises a three-bed semi-detached dwellinghouse located on Sugar Lane, Knowsley Village. The dwelling is characterised by half brick / half hanging tiles to the front elevation, brick to the side and rear elevations and a gable riled roof with one rooflight within the rear roof-plane. The property currently benefits from a store area and alleyway to the side of the property. There is currently off-street parking available to the front.

The site is surrounded by dwellinghouses to the east and west of the site. To the south of the site is a large area of open space. To the north of the site is Syders Grove.

Proposal

Planning permission is sought for the erection of a rear and side extension, and the incorporation of the existing alley into the dwelling.

Single storey rear / side extension

The rear extension would have a width of 7.2m and would project 3.0m beyond the existing rear elevation. The extension would have a mono-pitched tiled roof with three rooflights installed, which would hip towards the side to 'wrap-around' to connect to the proposed alterations to the existing alleyway, with an eaves height of 2.6m and a ridge height of 3.5m.

The extension would be finished in brick to match the existing dwelling.

Alterations to existing alleyway

There is an existing alley between the host property and the existing store building belonging to the host property. The front elevation of the existing alleyway would be infilled with matching brickwork and would have one window installed, replacing the existing access door.

The alterations would incorporate a new pitched tiled roof that would hip towards the rear to 'wrap-around' to connect to the proposed rear extension, with an eaves height of 2.6m and a ridge height of 3.5m.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours and a site notice displayed near to the site. One representation was received from the ward councillor for the Prescot North ward.

The representation raised the following:

- Requested clarification on the 'alleyway', is it within the application sites boundaries or is it public land?

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 H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder 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 rear / side 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 7.2m and would project 3.0m beyond the existing rear elevation. Considering the impact on the neighbouring dwellings 114 and 118 Sugar Lane, the rear extension would project 3.0m beyond the rear elevation of No.114 and would be set in from the shared boundary by 0.2m and would not project beyond the rear elevation of No.118's single storey rear extension and would be set in from the shared boundary by 1.5m. As such, the single storey rear extension would comply with the SPD in terms of its projection and would not have a negative impact on the amenity of the neighbouring dwellings.

The extension would have a mono-pitched roof with three rooflights installed, which would hip towards the side of the extension to 'wrap-around' to connect to the proposed alterations to the existing alleyway. 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.

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.

Alterations to existing alleyway

As previously stated, there is an existing alley between the host property and the existing store building belonging to the host property. The proposal is to enclose the alleyway and incorporate the existing store building within the main property. The alterations to the alleyway will keep the same dimensions as existing. The front elevation of the alleyway would be infilled with brickwork. As the materials would match the wider dwellinghouse, the alteration is considered to be acceptable in visual terms.

The one window to be installed within the front elevation to replace the existing access door raises no overlooking concerns, as it would not create any additional views not already available from the front of the property.

The alterations would incorporate a new pitched tiled roof that would hip towards the rear to 'wrap-around' to connect to the proposed rear extension. Whilst the roof-profile of the main roof is pitched, given that the hipped part of the roof would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable in visual terms.

The alley is solely on the host property and no neighbouring properties have access to it.

In summary, the alterations to the existing alleyway are 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.

HIGHWAYS

The dwellinghouse would remain as a three-bedroom property.

The Householder Development SPD advises that the parking provision of a three-bedroom property should provide 2 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

At present, the application site benefits from a driveway to the front for one vehicle. Whilst there is a shortfall of one parking space on the existing driveway, the additional vehicle is able to park on the vehicle crossover, which is a common feature in the wider surrounding area.

As the existing driveway and vehicle crossover can accommodate two vehicles, the proposal is considered to be acceptable in terms of any impacts on the highway, as the extension would not cause significant harm in relation to the highway safety and is considered to be acceptable.

OTHER MATTERS – COUNCILLOR REPRESENTATION

One representation was received as a result of the publicity given to the application, via a telephone conversation with the local ward councillor.

It was confirmed with the ward councillor that the 'incorporation of the existing alleyway' is within the application sites private boundaries and is simply the existing access to the rear garden.

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 and alterations 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
08.04.2026	-	-	LOCATION PLAN
08.04.2026	-	-	SPECIFICATION NOTES
14.04.2026	A102	-	PROPOSED PLANS

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

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

Date:

05/06/2026

Informatives

1. 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.