

<u>APPLICATION NO:</u>	26/00062/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	13 Elwyn Drive, Halewood, Knowsley, L26 0UU		
<u>PROPOSAL:</u>	ERECTION OF 1NO. OUTBUILDING IN REAR GARDEN		

Site Description

The application site is located at 13 Elwyn Drive, Halewood and is situated within a Primary Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is served by a dual-pitched roof.

The property benefits from a single storey side and rear 'wrap-around' extension with a front porch. The rear garden area is predominately grass surfaced with patio adjacent the rear elevation. From the rear elevation of the dwelling, the rear garden spans a depth of 26m. The plot layout is rectangular in shape. There are residential properties to all directions with a large apartment block (Derby Court) to the rear of the property. There are several large, established trees in neighbouring gardens.

The application site is identified to fall within a (Low-Risk) Coal Area.

Proposal

The proposal is for the erection of a detached outbuilding in the rear garden.

The proposed outbuilding would have a length of 7.1m, a depth of 5.9m and would occupy a footprint of 42 sqm. This would be served by a mono-pitched roof, with a very low gradient sloping roof, which would measure 2.5m at the eaves and 3m at the tallest point.

The proposal is sought to provide a home gym facility incidental to the property.

The proposed development has been amended since its original submission, however, given that the revisions have no greater material impact, it is therefore, not considered necessary to re-consult any originally consulted neighbours.

Consultations

Halewood Town Council – No comments received.

Merseyside Fire and Rescue – No objections.

Provided comments regarding access for fire fighting and water provision which will be included as an informative.

Representations

This application has been publicised by letters sent to 48 neighbours and has been advertised by way of site notice. No representations have been received.

Planning History

APP. NO: 23/00180/FUL

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR WRAP AROUND EXTENSION AND ERECTION OF FRONT PORCH EXTENSION

DECISION: GRANTED

DECISION DATE: 18 May 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 outbuilding incidental to the main 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

SUPPLEMENTARY PLANNING DOCUMENTS (SPD's)

Householder Development SPD (2016)

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

The Householder Development SPD outlines that *the overall scale of the development should not look out of place in the street scene or other immediate environment*. Moreover, the SPD asserts that *garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment*.

The proposed building would occupy a footprint of 42 sqm, in contrast to the dwellinghouse which measures 88sqm to the footprint. Whilst the footprint of the proposed outbuilding is large, it still retains a subordinate scale and proportion to the application property. Moreover, it is restricted to a single storey, which minimises the form, scale and massing of the proposal and reduces the visual impact of the proposal; the proposal would consequently not appear discordant in its overall scale to the application property or other nearby dwellings. Other gardens in the locality also contain detached outbuildings, shed structures or extensions, within their curtilage, which would ensure that the scale of the development would not look incongruous. Given that it is confined to the rear garden, the proposal would not have any adverse visual amenity impacts to the street scene and would not disrupt the building line.

The proposal would retain a considerable amount of garden space between the proposed outbuilding and the application property with an interface distance of 19.3m, which would prevent a cramped appearance in the plot and ensure no overdevelopment would occur as a result of the proposal. This would ensure that the proposal would not result in a disproportionate addition to the dwelling or its associated curtilage.

The proposed outbuilding would be readily visible (predominately) from the rear elevations of the adjacent neighbours No's 11 & 15 Elwyn Drive and No's 1, 3 & 5 Luscombe Close, the proposal would largely be screened by the existing boundary treatment with the top part of the walls and roof being visible to most properties.

The proposed outbuilding would appear the most prominent from the rear garden area of No.11 Elwyn Drive, which is a result of the existing low timber boundary treatment which is only circa 1m tall. The proposed outbuilding would be situated to the rear of the garden, adjacent the boundary treatment and would not significantly erode outlook to any such greater extent than the rear boundary treatment and trees. From the rear elevation of No.11, the proposal would be sited over 20m away and obscured by the outbuilding situated within the rear garden of No.11, adjacent the party boundary shared with the application site, which would obstruct and screen a large bulk of the proposal, reducing any visual impact. The proposed outbuilding would be most notable to the occupants of No.11 when using the bottom of their rear garden, however, given the height and scale of the proposal, it would not be considered to be unduly dominant or enlarged which would adversely affect the residential amenities of No.11.

Considering any impacts on 1, 3 and 5 Luscombe Close, the proposed outbuilding would be situated 0.6m away from the shared side/rear boundaries with No's 1,3 and 5. There would be an additional distance of 13m to the rear elevation of No.1, 12m to the rear elevation of No.3 and 15m to the rear elevation of No.5. The outbuilding would be most notable to the occupants of No.3, as the building would be situated directly behind the shared boundary treatment with No.3. However, as part of the outbuilding would be obscured by No.3's own existing detached garage within the rear garden, the outbuilding would not negatively impact the amenity of No.3. Additionally, in regard to No's 1 and 5, the outbuilding would be screened by the pre-existing detached garages and trees, which would reduce the bulk of the proposal. Therefore, the outbuilding would not have a negative impact on the amenities of No's 1, 3 and 5.

The proposal contains openings; however, these are concentrated to the front elevation of the outbuildings, and no openings are included to the side elevation. This prevents any actual or perceived, overlooking of the occupiers of No.11 Elwyn Drive and 1-5 Luscombe Close. The proposed outbuilding would not worsen or exacerbate any visual intrusion between neighbours, given the existing low boundary treatment.

Materials

The existing property is a combination of brick and render facing, with flat roof tiles to the main dwelling and interlocking roof tiles to the side and rear extension. The openings to the dwelling are white UPVC. The submitted plans do not contain any information or annotations on materials; however, the submitted application form stipulates that the proposal would be externally faced with brick to match the dwelling. The application form will be included within the list of approved plans and documents in Schedule 1. The external facing materials would further be covered by the matching materials condition, to ensure that the design of the proposed development would be acceptable.

HIGHWAYS

The proposed outbuilding would be sited to the bottom of the rear garden to provide a home gym facility for the applicant. The proposed development would not result in the uplift of bedrooms at the property and would not have any impact on the existing

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Commented [JS3]: Do you need a condition to ensure the building remains ancillary to the enjoyment of the dwelling?

Commented [LR4R3]: added

in-plot parking provision. Therefore, the proposal would not result in any adverse impact on highway safety and parking.

OTHER ISSUES

COAL CONSULTATION ZONE

The application property is located within a coal consultation zone (low-risk area). For the benefit of the applicant, a standard informative will be included with some standing advice on this.

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) The outbuilding hereby permitted shall be used only for purposes incidental and ancillary to the enjoyment of the dwellinghouse and shall not be used as a separate unit of accommodation.

Reason: To ensure that the outbuilding remains ancillary to the residential use of the site, to prevent the creation of a self-contained unit of accommodation 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
02/04/2026			EMAIL CORRESPONDENCE WITH AGENT CONFIRMING USE OF THE PROPOSAL
16/02/2026	-	-	LOCATION PLAN
25/03/2026	A401	REV C	PROPOSED PLANS AND ELEVATIONS
03/03/2026	A104	REV B	PROPOSED SITE PLAN
16/02/2026	-	-	APPLICATION FORM

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 13/04/2026

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 2 The Fire Authority requests that any decision notice includes the following information:

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example

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

minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.