

<u>APPLICATION NO:</u>	26/00016/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	17 Norbreck Avenue, Roby, Knowsley, L14 6UN		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		
	MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.00 METRES		
	MAXIMUM HEIGHT: 3.38 METRES		
	HEIGHT OF EAVES: 3.00 METRES		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on Norbreck Avenue, Roby. The dwelling is characterised by render to the front elevation, brick to the side and rear elevations, a hipped tiled roof and white UPVC windows. The property does not currently benefit from any extensions. The dwelling also has off-street parking available to the front.

The attached neighbouring dwelling 19 Norbreck Avenue benefits from a small single storey outrigger to the rear and the detached neighbouring dwelling 15 Norbreck Avenue benefits from a single storey extension to the rear.

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Proposal

Application for Prior Approval: Larger Home Extension for a single storey rear extension.

The dimensions would be as followed:

- Projection of extension from rear wall: 4.00m
- Maximum height of the extension: 3.38m
- Height of the eaves of the extension: 3.00m

The proposed extension would be finished in brickwork to match the existing dwellinghouse, have a flat roof with a roof lantern installed and have bi-fold doors within the rear elevation. The extension would allow for a larger kitchen / dining area.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours. No

representations were received as a result of the publicity given to the application.

Planning History

No relevant planning history.

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No – therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No – therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –
 - (i) Forms the principal elevation of the original house.

No – therefore acceptable.

- (ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse

Yes – the extension would project 4m beyond the rear wall of the original dwellinghouse, however, the proposal would comply with paragraph A.1 (g) – therefore acceptable.

- (ii) Exceed 4 metres in height

No – therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

No – therefore acceptable.

- (ii) Exceed 4 metres in height

No – therefore acceptable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the proposal would not have more than a single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

No – whilst the extension would be within 2m of the shared boundary with 19 Norbreck Avenue, the eaves height (or in this case the flat roof height) would not exceed 3m.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

- (i) Exceed 4 metres in height
- (ii) Have more than a single storey
- (iii) Have a width greater than half the width of the original dwellinghouse

N/A – the extension would not extend beyond a wall forming a side elevation.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

No – therefore acceptable.

- (k) It would consist of or include:

- (i) The construction of provision of a verandah, balcony or raised platform

No – therefore acceptable.

- (ii) The installation, alteration or replacement of a microwave antenna
- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe

No – therefore acceptable.

- (iv) An alteration to any part of the roof of the dwellinghouse.

No – therefore acceptable.

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

N/A – the application site is not situated within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – Drawing No.164-01 states that the brickwork to the new extension would be common brick to match the existing dwellinghouse.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

Given the above, the extension can be classed as **Permitted Development for a Larger Home Extension** under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19.01.2026	-	-	Location Plan
22.01.2026	164-01	-	Existing & Proposed Plans, Elevations & Section

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **24/02/2026**

Informatives

N/A

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

Site Photographs

