

APPLICATION NO: 26/00130/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH:

LOCATION: 30 Reva Road, Roby, Knowsley, L14 6UB

PROPOSAL: ERECTION OF FIRST FLOOR REAR EXTENSION

Site description

The application property is a two-storey, semi-detached dwellinghouse set within a rectangular plot fronting on to Reva Road. The dwelling is situated within a Primarily Residential Area in the Local Plan Policies Map and the wider area is characterised by semi-detached and terraced residential properties and of the site is Urban Greenspace.

Proposal

Permission is sought for the erection of a first-floor rear extension. The proposed extension would project 2.9m from the rear elevation of the host property and would be 2.9m in width. The proposal would be constructed above the existing ground floor rear extension bringing the total height to 6.7m with an eaves height of 5.3m. The proposed extension would be served by a hipped roof and would feature one window to the rear elevation. The extension would serve as an enlargement of an existing bedroom.

Consultations

None required.

Representations

This application was publicised through letters sent to 7 neighbours. No representations have been received as a result of this publicity.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 – Development Principles

CS19 – Design Quality and Accessibility in New development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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 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

Design and residential amenity

The proposed extension would project 2.9m from the existing rear elevation of the main dwelling, which is modest in scale and accords with SPD guidance allowing two-storey

extensions up to 3m. The proposal would have minimal impact on the attached neighbouring property, No.32 Reva Road, given that a 3m distance from the party boundary and nearest side elevation would be maintained. Impacts on the detached neighbour at No.28 would also be negligible, given the 1.5m separation from the proposed extension to the party boundary and 2.4m to the nearest side elevation. The sufficient distances retained are considered sufficient at preventing undue dominance or harm to amenity through loss of light or outlook. The window proposed to the rear elevation raises no privacy concerns due to a sufficient interface distance of 24.2m maintained between the proposed extension and the adjacent properties rear elevation. As such, the proposal is considered acceptable in terms of residential amenity.

The proposed would have a hipped roof which echoes that of the main dwelling and complies with SPD guidance promoting a harmonious appearance between the existing dwelling and the new extension. As such, the proposed roof is considered acceptable given the visual coherence with the existing dwelling. The proposed extension would use materials to match those of the existing dwelling meaning it is in keeping with the established character of the property. As such, the proposal complies with SPD guidance that advocates for the use of sympathetic design and is therefore considered acceptable.

The Householder Development SPD states that a two-storey rear extension is normally unacceptable within 7 metres of the rear boundary; the proposal complies with this guidance by maintaining an 11.5m metre separation. This is considered acceptable due to the avoidance of a cramped appearance within the plot and the retention of adequate private garden space.

Highways

The extension is intended to increase the size of an existing bedroom and would not introduce any additional bedrooms therefore no additional off-street parking is required. Alongside no increased demand for off street parking, the proposal would not reduce the number of off-street parking spaces within the curtilage of the property and is therefore considered acceptable from a highway safety perspective.

Conclusion

The proposal is considered acceptable in terms of residential amenity, design and highway safety 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 no later than the expiration of three years beginning with the date of this permission.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
23/03/2026			Location Plan
23/03/2026	1		Existing and Proposed Floor Plans and Elevations.

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 06/05/2026

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

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