

APPLICATION NO: 26/00231/FUL **CASE OFFICER:** Kate Pickles

WARD: Shevington

PARISH:

LOCATION: 9 Swallow Close, Tower Hill, Kirkby, Knowsley, L33 4DG

PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION AND 1NO. OUTBUILDING TO THE REAR

Site description

The application property is a two-storey, end-terraced dwellinghouse set within an asymmetrical plot fronting on to Swallow Close. The property is situated in a Primarily Residential Area and the wider area is characterised by terraced and semi-detached housing with greenspace to the north.

Proposal

Permission is sought for the erection of a two-storey side extension and 1no. outbuilding to the rear.

Two-storey side extension

The two storey side extension would be 4m in width, 9.5m in length and would be served by a pitched roof 7.1m in height with an eaves height of 5m. The ground floor of the extension would serve as an extended kitchen area, lounge, utility room and WC. The first floor of the extension would serve as a bedroom and en-suite.

Outhouse

The proposed outhouse would be located at the bottom left of the rear garden and would be 6.1m in width, 3.4m in length and would be served by a mono-pitched roof 2.5m in height with an eaves height of 2m.

Consultations

None required.

Representations

This application was publicised through letters sent to 9 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

Relevant policy

Policy S3 of the National Planning Policy Framework (NPPF): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would: a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for

biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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

Scale, design and residential amenity

Two storey side extension

The Householder Development SPD advises that for two storey side extensions, either 1m should be preserved between the extension and the side boundary 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. The proposed two storey side extension complies with this guidance by being offset by 1.1m from the boundary to the side of the

proposed extension. Compliance with the SPD guidance regarding the positioning of the extension, and the location of the property at the end of a terrace means that the proposal is acceptable in terms of its impact on the character and appearance of the street scene and the avoidance of a terracing effect.

The Householder Development SPD further advises that the roof of a two-storey side extension should normally be at a lower level than the original dwelling and that the roof type should echo that of the host dwelling. In this case, whilst the ridge height of the extension would align with that of the existing dwelling, the extension would incorporate a pitched roof form that reflects the design of the host property. Given the setback from the side boundary, the position of the property as an end-terrace dwelling, and the absence of any unacceptable terracing effect, the extension would appear coherent with the host dwelling and the lpa would not require the lowering of the ridge in this instance.

The Householder Development SPD advises that extensions must adequately protect neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree and must adequately protect neighbours' privacy. There would be no impact on the attached neighbouring property, No.11 Swallow Close given the location of the proposed extension to the opposite side elevation.

The Householder Development SPD advises that the interface distance between a gable and front elevation should be a minimum of 12m. The property is an end terraced dwelling so the impact on the neighbouring dwellings to the opposite side is considered minimal given the 16m interface distance which exceeds the minimum required by the SPD by 4m. As such, the proposed extension is considered acceptable in terms of residential amenity

One window proposed to the ground floor side elevation would be obscurely glazed and would therefore not give rise to unacceptable levels of overlooking or the perception of overlooking. The windows proposed to the front and rear elevations do not give rise to any privacy concerns as no new viewpoints are created beyond those already available from the front and rear elevations. An adequate separation distance of 26m would be retained between the proposed extension and the adjacent rear dwelling which minimises the impact on privacy for rear neighbouring properties in terms of overlooking and the perception of overlooking. The impact on the directly adjacent neighbouring dwelling No.29 is considered negligible as the interface distance would remain at 19m. Whilst this is below the 21m standard, it reflects the established relationship between the properties and would not materially alter the existing perception of overlooking.

The SPD also advises that extensions should use materials that are the same as or similar to those of the host dwelling; in this case, the proposed use of matching brickwork, render, roof tiles and windows would ensure a cohesive appearance. As

such, the proposal accords with the design objectives of the SPD and would not harm the character or appearance of the dwelling or surrounding street scene.

Outhouse

The Householder Development SPD states that for garages, sheds and other detached buildings, they should normally be behind the building line or be well screened by hedging or similar landscape treatment. The proposed outbuilding would be located to the rear garden behind the building line, screened by wood panel fencing therefore complying with SPD guidance. As such, the siting of the outhouse is considered acceptable.

The proposed outhouse is not considered to give rise to any unacceptable impact on residential amenity given its modest scale, ground floor siting and location to the rear of the garden. The proposed glass doors would not give rise to any privacy concerns given that they face the host dwelling, therefore any impact on overlooking or the perception of overlooking is negligible. As such, the outhouse is considered acceptable in terms of residential amenity.

The outhouse would be mostly screened by the 1.8m rear fence but 0.7m of the rear and side elevations would be visible from the street scene of Swallow Close . This is considered to have a minimal impact on the character of the street scene due to the use of materials matching the existing property and modest scale. This ensures that the proposal would appear sympathetic with the established character of the area and would not materially impact the street scene.

The proposed outhouse would use render, concrete roof tiles, UPVC windows and doors to match those of the existing dwelling. The outhouse would therefore be in keeping with the established character of the property and is considered acceptable in terms of design.

Highways

The proposal would increase the number of bedrooms in the dwelling from two to three. The Householder Development SPD advises that two parking spaces are required for a three-bedroom property. The dwelling has parking availability for two cars at the rear of the garden accessible through double gates. The parking availability therefore complies with SPD guidance and is sufficient to serve the needs of the dwelling. The proposal is therefore considered acceptable in terms of highway safety.

Conclusion

The proposal is considered acceptable in terms of scale, design, residential amenity and highway safety. The proposed development also complies with policies include in the Core Strategy (2016), Knowsley Unitary Development Plan Saved Policies and 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 no later than the expiration of three years beginning with the date of this permission.

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
12/05/2026			Location Plan
04/07/2026	1231-ABF-XX-ZZ-DR-A-001	B	Location and Site plan
04/07/2026	1231-ABF-XX-ZZ-DR-A-003	B	Proposed Floor Plans and Elevations
07/07/2026	1231-ABF-XX-ZZ-DR-A-004	C	Proposed Out-building Elevations and Site Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 27/08/2026

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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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