

APPLICATION NO: 26/00253/FUL

CASE OFFICER: Kate Pickles

WARD: Page Moss

PARISH:

LOCATION: 51 Wimborne Road, Huyton, Knowsley, L14 8UE

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

Site description

The application property is a two-storey, detached dwellinghouse set within an asymmetrical plot fronting on to Wimborne Road. The property is situated within a Primarily Residential Area and the wider area is characterised by detached and semi-detached dwellings with greenspace to the north.

Proposal

Permission is sought for the erection of a single storey rear extension. The proposed extension would project 4m from the rear elevation of the host dwelling, would be 8.8m in width and 3.6m in height with an eave's height of 2.6m. The proposed rear extension would be used as a family room.

Consultations

None required.

Representations

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

Planning history

21/00914/FUL: - Single storey rear extension

Decision: Granted 31/01/2022.

Relevant policy

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

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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

H8 – Extensions and alterations to residential properties.

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

The Householder Development SPD advises that a single storey rear extension located on or adjacent to the party boundary would normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed rear extension would be offset from the boundary of No.53 by 0.2m and offset from the rear boundary of No.120 by 1m. This is considered acceptable given that the proposed extension would not project beyond 4m from the rear elevation of the host dwelling. As such, the proposed extension complies with SPD guidance and would not appear unduly dominant and is therefore considered acceptable in terms of scale.

As the proposal complies with the SPD's guidance on projection and siting, it is also considered acceptable in terms of its impact on residential amenity. The Householder Development SPD advises that extensions should not result in an unacceptable impact through overshadowing, loss of outlook, loss of light or loss of privacy. Given the 4m projection, the separation retained from neighbouring boundaries and the single-storey siting, the extension would not give rise to undue dominance, overshadowing or material loss of light to neighbouring occupiers. The proposal therefore maintains an adequate sense of openness and complies with SPD guidance in respect of residential amenity.

The windows proposed to the rear elevation also do not give rise to any privacy concerns due to their ground floor siting, existing boundary treatments and the creation of no new viewpoints beyond those already available from the rear elevation. There are also no neighbouring dwellings immediately adjacent to the rear of the site; the rear boundary abuts neighbouring garden areas only. As such, there is no impact on residential amenity by way of overlooking or the perception of overlooking and the proposal is considered acceptable in terms of impact on privacy.

The Householder Development SPD advises that extensions should retain adequate space around the dwelling to avoid a cramped appearance. The proposed 4m rear projection would reduce the garden depth from 13m to 9m, retaining over 50% of the rear garden. The proposal therefore complies with SPD guidance regarding the avoidance of a cramped appearance within the plot.

The SPD further advises that extensions use materials and roof forms that echo the host dwelling. The proposed extension would be constructed using matching brickwork, render, UPVC and rainwater goods, and would incorporate a mono-pitched roof that reflects the existing pitched roof design. Accordingly, the proposal complies with SPD guidance, remains in keeping with the character of the dwelling and surrounding area, and is therefore considered acceptable in design terms.

Highways

The proposed extension would not impact the current parking arrangements given its location to the rear of the property. The proposal would also not increase the number of bedrooms and, therefore, would not give rise to additional parking demand. The proposed extension is therefore considered acceptable in terms of highway safety and parking.

Conclusion

The proposed rear extension is considered acceptable in terms of scale, design, residential amenity and highway safety and is therefore recommended for approval.

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)

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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
29/06/2026	A101	A	Location Plan
30/06/2026	A102	A	Existing and Proposed Site Plans and Block Plan
29/06/2026	A401	A	Proposed Floor Plans
30/06/2026	A501	A	Proposed Elevations

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Mark Quinn

Date:21.08.26

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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