

<u>APPLICATION NO:</u>	25/00448/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	8 Edenhurst Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF PART TWO STOREY AND PART SINGLE STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION		

Site Description

The application site is located at 8 Edenhurst Avenue, Roby 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 hipped roof. The property is render facing to its elevations with (predominately) white UPVC openings and grey, interlocking roof tiles.

The property displays a characteristic two-storey rear outrigger projections to the outer section of the rear elevations (which is emulated on other properties within the locality). The property benefits from a single storey rear extension, a detached outbuilding adjacent the gable wall of the property and a modest detached shed within the rear garden. The side and rear garden is bounded by a 1.8m tall fence, adjacent the public footpath.

The application site is located on a corner plot and is located 5.4m (at its closest) from the plot boundary. The front garden is surfaced predominantly with patio paving slabs, which can accommodate up to 3 no. vehicles with further parking provided at the rear of the plot by a section of hardstanding within the plot, with access taken onto Gladstone Road. Refuse bins are currently stored within the front garden. There are residential dwellings to the north, east and west with open space to the other side of the highway (Edenhurst Avenue).

The application site is located within Flood Zone 2.

Proposal

The proposal is for the erection of a part two-storey and part single storey side extension, single storey rear extension and a single storey front extension.

The proposed two-storey side extension would have a width of 3.3m and a cumulative depth of 11.5m to the ground floor, 9.8m to the first-floor. The front elevation of the first-floor would be set-back 0.5m from the immediately adjacent front elevation. This would be served by a hipped roof, which would measure 5.7m at the eaves and attain a height of 8.1m at the ridgeline.

The proposed two-storey rear extension would project 3.7m on both stories, with a width of 9.3m (cumulatively) to the ground floor and 7m to the first-floor. The first-floor would be set-off from the party boundary (shared with No.7 Edenhurst Avenue) by 2.4m. The ground floor rear extension would be served by a mono-pitched roof, which would measure 2.7m at the eaves and 3.8m at the tallest point.

The proposed front extension would project forward 1.2m with a (cumulative) width of 6.4m. This would be served by a mono-pitched roof, which would measure 2.7m at the eaves and 3.8m at the ridgeline.

The proposal would see the demolition of the detached outbuilding, adjacent the gable wall of the dwelling.

The proposal has been amended during the determination of the application; however, the revised scheme has no greater material impact and consequently, no further consultation was deemed necessary.

Consultations

LLFA/Drainage (Knowsley Council): - No objections raised.

Representations

This application has been publicised by letters sent to 5 neighbours. There have been no letters of objection received, and 3 letters of support received.

The letters of support are summarised as follows:

- I believe it will improve the appearance of the neighbourhood and reduce the number of anti-social behaviours that exists on the bottom of Gladstone Avenue / Edenhurst Avenue as will be more of a residential area rather than a gap.
- I think the design brings this up to numerous houses in the area and would be a positive view on the local landscape. There is a significant shortage of 4 bed houses in the area forcing people to move out, and this is a welcome addition.
- I fully support the application for the extension of number 8.
- I support the proposed development
- I have no concerns of any negative impact on my property but do see many positives.
- We believe that the extension and development will have a net positive on the area as it will include visual improvement and renovation.
- We are also in full support of extensions that continue to ensure family life can thrive in the local area - we believe this is a part of the positive and welcoming atmosphere of our neighbourhood.

Planning History

No recorded 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing 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

CS24 - Managing Flood Risk

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 DEVELOPMENTS (SPD's)

Householder Development (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

Two-storey side extension:

The Householder Development SPD outlines that *two storey side extensions (and provision of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.* The SPD advises that set-backs / set-ins should be incorporated to ensure that the proposed development would not result in the creation of an actual or potential terracing effect.

Notwithstanding the above, the SPD also allows a relaxation to this if *because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect.* The SPD stipulates that *the roof of the extension should normally be at a lower level than the original and that where the original dwelling has a hipped roof, the roof of the proposed extension should normally also be hipped.*

The application site is located on a corner plot, which would not result in the creation of an actual or potential terracing effect and therefore, the set-back of 0.5m to the front elevation of the first-floor would be acceptable. The proposed side (and rear) extensions roof would emulate the hipped roof design of the original dwelling, with a roof which is at a reduced height and corresponding pitch, with an appropriate design.

Rear extension:

The Householder Development SPD states that *rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours and rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.*

A single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

Two-storey extensions of up to 3m will normally be acceptable. Extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule (see section 6). In addition, where the properties are attached and the neighbouring dwelling has no extension adjacent to the boundary, any first-floor element of an extension beyond 3 metres should be set in from the party boundary by a minimum of 1m. Two-storey extensions would not normally be allowed to come within 7m from the rear boundary.

The proposed ground floor of the extension would be erected immediately adjacent (0.15m off) the party boundary shared with No.7 and would have a projection of 3.7m, however, would only project 2.7m beyond the rear elevation of No.7. The closest window of the ground floor of No.7 serves a kitchen / dining room window (habitable room). The proposed development would not be significantly larger in projection and height than the current ground floor rear extension and given that the proposal would comply with the policy for single storey rear extensions, and with a

modest projection of 2.7m, it is not considered that any detrimental impacts by way of overshadowing or undue dominance would occur as a result of the proposed single storey rear extension. The proposal would be served by a pitched roof, which is supported.

The proposed first-floor section of the rear extension would project 3.7m, which although exceeds the 3m guideline for rear projections, would be set-off the party boundary by 2.4m and would not breach the 45-degree rule, when taken from the nearest habitable window of the paired property. The proposed first-floor rear extension would not come within 7m from the rear boundary. Therefore, the proposed rear extensions would comply with the policy requirements set out in the SPD and would not result in any unacceptable impacts on the amenities of the occupiers of No.7. No openings would be inserted to the west-facing side elevation (oriented facing the rear garden of No.7) of the proposed two-storey rear extension and therefore, concerns due to overlooking are raised.

Front extension:

The Householder Development SPD stipulates that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas. Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.

The proposed development would be a modest in scale, form and massing. Several properties along the building line of Edenhurst Avenue benefit from front and side 'wraparound' extensions which break the building line of the dwellings of the main properties. Moreover, the property features a generous set-back from the public highway and would be capable of accommodating a modest front extension. The proposed front extension would not appear incongruous in the street scene and would emulate the other modest front projections in the building line and would respect the character of the locality.

Corner plot:

The Householder Development SPD outlines that for the consideration of corner plots particular attention should be paid to the design, this is because they can encroach over the building line on either highway frontage and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. They can also interfere with highway visibility in some solutions.

For the consideration of two-storey side extension, the following general guidelines apply:

- Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.*
- In the case of two storey extensions, established building lines on both street frontages should normally be respected. The presence of existing substantial hedging or fencing / walls, or substantial highway verges would be taken into account in assessing whether a relaxation to the above guidelines can be*

made.

The SPD notes that *reduced distances may be accepted if:*

- *Open corner plots are not a feature of the area;*
- *The site does not hold a prominent position in the street scene (for example, if it is at the end of a cul-de-sac); or*
- *The site is well screened and so the extension would not have a significant effect on the street scene.*

At its closest, the proposed development would be sited 2.1m from the plot boundary. Whilst this distance, for the consideration of a two-storey side extension, would result in a degree of encroachment beyond the building line of the dwellings to the north of the site, further up Gladstone Avenue, and would appear prominent in the street scene, it is considered to not warrant a refusal of the application. Given that the proposed side extension would be located 20m away from the front elevations of the properties on Gladstone Avenue, the impact of the break in the building line would be ameliorated and not cause significant harm to the street scene.

No.9 Edenhurst Avenue, located to the east and the adjacent corner plot property, benefits from a single storey extension and detached outbuilding located immediately adjacent the footpath, which visually reduces the degree of openness and character to the side of the dwellings and does encroach beyond the building line of the properties on Gladstone Avenue. The character of the area is not defined by generous open corner plots and therefore, in accordance with the SPD guidance, reduced distances could be acceptable on this occasion.

There is a level of harm already present to the street scene from built development being erected immediately adjacent the pathway and not set-off from the boundary. This is evidenced further by the side extensions found further along Edenhurst Avenue at No.16. The side extensions found at No's 9 and 16 Edenhurst Avenue, erode the openness and space to the corner plots and whilst the proposal is two-storey (unlike the single storey extensions of the other properties), the proposed side extension would still retain the 2.1m distance from the plot boundary, which would alleviate any detrimental harm to the character of the area. Therefore, whilst greater distance from the plot boundary would normally be sought, especially given the proposal is a two-storey side extension, the proposal would still retain an adequate distance from the boundary to preserve the character, mitigate its appearance and not present as overly prominent within the street scene; no greater harm to the street scene would be caused as a result of the proposed development than is already present and when the character of the locality and site context is factored in, along with the conditions (such as an appreciable lack of open corner plots and sufficient existing boundary treatments to soften proposed extensions) the proposal would not be considered to substantiate a refusal given these reasons.

Furthermore, the side and rear areas of the application property and No.9 Edenhurst Avenue are bounded by 1.8m tall timber fencing immediately adjacent the public footpath, with a stepped down 1m tall side and front boundary treatment round the plot. The presence of this boundary treatment in the area, therefore, in accordance with the guidance of the SPD, would mitigate the prominence and visual impact to the street scene. For these reasons, the proposed development would have an acceptable impact to the street scene.

The SPD advises that *two storey side extensions should avoid blank gables and*

should respect interface distances with neighbouring dwellings (12m between gable and front elevation). The proposed first-floor would contain a window, which would serve an en-suite (a non-habitable room), with sufficient interface distance (20m) from the gable wall of No.9. No concerns are raised by way of overlooking or loss of privacy.

Materials:

The existing property is cream render facing, with brown, interlocking roof tiles and (broadly white, with a singular window in brown) UPVC openings. The submitted plans do not contain any information or annotations on materials. Although, the submitted application form stipulates that all external facing materials of the proposed development would be to match the original dwelling and this will be further secured by the standard planning condition for matching exterior materials of the proposal to match the external materials of the original dwelling.

HIGHWAYS

The Householder Development SPD outlines 4+ bedroomed properties should contain 3 no. parking spaces within the curtilage. The NPPF (Paragraph 116) states *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

The proposal would see an additional bedroom introduced to the property and would total 4 no. bedrooms. The agent has confirmed via email that permeable paving would be laid out to the front garden area. The submitted 'Existing and Proposed Site and Location Plans', dwg.No. A100 REV A show that a total of 4 no. vehicles could park within the curtilage of the dwelling: 2 no. within the front garden area and 2 no. to the driveway to the rear of the plot, accessed via Gladstone Avenue; this previously housed a detached outbuilding, which has since been demolished. The application has considered and provided sufficient levels of off-street parking, and this would be further secured by condition to ensure that 3 no. vehicles can be parked within the curtilage of the dwelling; this would be further secured by condition.

An informative will also be added, relating to the dropped kerb extension, should the application be granted, to outline that any works / alterations within the public highway must be authorised by the local highway authority. The application would consequently satisfy the level of parking required. No highway safety concerns are raised as a result of the proposed development.

OTHER ISSUES:

FLOOD RISK

The application site is located within Flood Risk Zone 2. The application was supported by a Flood Risk Assessment (FRA). This has been reviewed by the Local Authority's Drainage Engineer who is satisfied with the proposed drainage strategy and details provided. The proposed drainage strategy is accepted.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and flood risk mitigation. 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) Notwithstanding the parking arrangement indicated within the submitted and approved drawing, 'Existing and Proposed Site and Location Plans', dwg.No. A100 REV A, date received 23.09.2025, no part of the development hereby permitted, shall be occupied until an area of hardstanding (in addition to the retention of the existing driveway to the rear of the plot) has been laid out in full with this condition.

The hardstanding shall be laid out so that the total area of accessible hardstanding shall measure a minimum of 5 metres by 5.7m, is provided, both the existing brick front boundary wall shall be partially demolished, and the existing dropped kerb shall be extended to the width of a minimum of 5.7 metres, to allow full access to the hardstanding.

The additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking, together with the hardstanding retained to the rear of the plot, shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/09/2025	A100	REV A	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLAN
20/11/2025	A103	REV B	PROPOSED ELEVATIONS
23/09/2025	A102	REV A	PROPOSED FLOOR PLANS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Alan Kilroe**

Date: **26/11/2025**

Informatives

- 1 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highways Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

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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