

<u>APPLICATION NO:</u>	26/00102/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	47 Edgemoor Drive, Field Lane Estate, Knowsley, L10 1LP		
<u>PROPOSAL:</u>	ERECTION OF TWO-STOREY SIDE EXTENSION AND PART TWO-STOREY PART SINGLE STOREY REAR EXTENSION		

Site Description

The application site comprises a two-storey, three-bed end-of-terrace dwelling situated on the bend of Edgemoor Drive, Fazakerley. The dwelling is characterised by half brick / half render to the front elevation, brick to the side and rear elevations and has a hipped tied roof. The property currently benefits from a single storey extension and a conservatory to the rear and also has a detached single storey garage situated to the south of the rear garden. There is off-street parking available to the front.

The surrounding area is primarily residential and is characterised by two-storey semi-detached and terraced dwellings. The attached neighbouring dwelling 45 Edgemoor Drive benefits from a single storey rear extension. The detached neighbouring dwelling 49 Edgemoor Drive benefits from a single storey 'wrap-around' extension to the side and rear. To the south of the site is the Knowsley / Liverpool boundary.

Proposal

Planning permission is sought for the erection of a two-storey side extension and a part two-storey / part single storey rear extension.

TWO-STOREY SIDE EXTENSION

The two-storey side extension would have a width of 3.4m and a length of 3.8m. The extension would have a hipped tiled roof which would become flat towards the middle, to allow for the geometry and angles of the roof to connect to the proposed part two-storey rear extension. The roof would have an eaves height of 5.4m and a ridge height of 6.7m. The ridge height would incorporate a dropped ridge of 0.9m from the existing dwellings roof height. The application has been amended to change the proposed roof-profile from a dual-pitched 'pyramid-like' roof to a hipped roof and to also incorporate a dropped ridge.

The extension would have a brick finish to match the existing dwelling and would have one ground floor window and one first-floor window within the front elevation. The agent has amended the front elevation windows to match the scale and design of the windows within the existing front elevation of the dwelling.

PART TWO-STOREY / PART SINGLE STOREY REAR EXTENSION

The two-storey aspect of the extension would project 3.8m beyond the existing two-storey rear elevation of the dwelling and would have a width of 7.1m. The extension would be set in from the shared boundary with the attached neighbouring dwelling No.45 by 2.4m, would be set in from the shared boundary with the detached

neighbouring dwelling No.49 by 3.3m (at the shortest point) and 5.4m (at the widest point) and would be set away from the rear shared boundary by 17.0m

The extension would have a hipped tiled roof which would become flat towards the middle to allow the roof to be incorporated into the proposed two-storey side extension. The roof would have an eaves height of 5.4m and a ridge height of 6.7m. The ridge height would incorporate a dropped ridge of 0.9m from the existing dwellings roof height. The application has been amended to change the proposed roof-profile from a dual-pitched 'pyramid-like' roof to a hipped roof and to also incorporate a dropped ridge.

The single storey aspect of the extension would project a further 4.0m beyond the existing 3.0m single storey rear extension. The extension would be set in from the shared boundary with the attached neighbouring dwelling No.45 by 2.4m. The extension would have a width of 7.1m.

The extension would have a dual-pitched roof with two rooflights installed within the roof-plane adjacent to No.45. The roof would have an eaves height of 2.4m and a ridge height of 3.6m.

The extension would be finished in brick and would have bi-fold doors and one ground floor window and two first-floor windows within the rear elevation and one ground floor window within the side elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 10 neighbours. One representation of support was received as a result of the publicity given to the application.

The representation of support received confirmed that the neighbouring dwelling has no objections to the planning application.

Planning History

07/00048/FUL	ERECTION OF TWO-STOREY SIDE EXTENSION REFUSED (14 JUNE 2007)
04/00785/FUL	ERECTION OF SINGLE STOREY EXTENSION TO REAR OF DWELLING AND ERECTION OF CONSERVATORY ALSO TO REAR OF DWELLING GRANTED (01 SEPTEMBER 2004)

Relevant Policy

Paragraphs 11 and 12 of the December 2024 National Planning Policy Framework (NPPF) have been superseded by the August 2026 NPPF. The presumption in favour of sustainable development is now set out in Policies S3 to S5 of the NPPF (2026).

Paragraph S3 of the NPPF (2026): 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.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

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 24 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

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 Development within Primarily Residential Areas

Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Amended New Residential Development SPD

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

RESIDENTIAL AMENITY AND DESIGN

TWO-STOREY SIDE EXTENSION

The Householder Development SPD outlines that two-storey side extensions or first-floor 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 causing a terracing effect either by themselves or in conjunction with similar extensions.

The SPD also outlines that either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, 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 of the original dwelling.

The proposed two-storey side extension would have a width of 3.4m, would have a length of 3.8m and would be set back from the front elevation of the dwelling by 2.1m. The proposed extension would sit 1.0m (at the shortest point) and 3.3m (at the widest point) away from the shared boundary with 49 Edgemoor Drive, due to the shaping of the application site. As the set in from the shared boundary would comply with the guidance outlined by the SPD, it is considered that no actual or potential terracing would occur. This is further supported by the incorporation of a 0.9m dropped ridge.

Considering the impact on the detached neighbouring dwelling 49 Edgemoor Drive, there is one first-floor window within the side elevation of No.49. Based on the submitted plans under planning reference 21/00470/FUL for the neighbouring dwelling's single storey side and rear extensions, this window is considered to be non-habitable as it serves a stairway. The proposed extension would be situated 1.0m – 3.3m away from the shared boundary with No.49, and a further 4.3m away from the side elevation of the neighbouring dwelling. Given the change in orientation between the host dwelling and No.49, the proposed side extension would not have a negative impact on the amenity of No.49 and is considered to be acceptable.

There would be no impact on the amenity of the attached neighbouring dwelling 45 Edgemoor Drive, as the extension would be located to the opposite side.

The extension would be finished in brickwork to match the existing dwelling. The extension would also have a hipped tiled roof to match the existing dwelling. The proposed roof-profile has been amended from a dual-pitched 'pyramid-like' roof to a hipped roof, as the initial roof was considered to be an incongruous feature that would be introduced to the street scene, due to the prominence of the dwelling within the street scene, and the dwelling being visible from the wider street scenes of Valley Road. Whilst the roof would become flat towards the middle to allow for the roof to be connected to the proposed part two-storey rear extension, this would not be visible from the wider street scene. As such, as the materials and amended roof design would match that of the existing dwelling, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The additional ground floor window and first floor window do not raise any overlooking concerns as they would not provide any additional views not already available from the front of the dwelling. Additionally, the windows within the front elevation of the extension have been amended to ensure they would match the scale and design of the existing front elevation windows. As such, the proposed fenestrations raise no concerns in terms of their design.

In summary, the two-storey side extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

PART TWO-STOREY / PART SINGLE STOREY REAR EXTENSION

The Householder Development SPD advises 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.

The SPD advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling. The SPD also advises that two-storey extensions with a projection of up to 3.0m will normally be acceptable, should not come within 7.0m from the rear boundary and should normally have a pitched roof.

The two-storey aspect of the extension would have a projection of 3.8m beyond the existing two-storey rear elevation of the dwelling and would have a width of 7.1m. The extension would be set in from the shared boundary with the attached neighbouring dwelling No.45 by 2.4m, would be set in from the shared boundary with the detached

neighbouring dwelling No.49 by 3.3m (at the shortest point) and 5.4m (at the widest point; due to the shaping of the application site) and would be set away from the shared rear boundary by 17.0m. As such, the proposed set in distance from the rear shared boundary would comply with the SPD's guidance. Whilst it is noted that the projection of the extension would exceed the SPD's guidance by 0.8m, there is no requirement to apply the 45-degree principle, as the nearest neighbouring window to the shared boundary is non-habitable which serves a bathroom.

The single storey aspect of the extension would project 4.0m beyond the existing 3.0m single storey rear extension. The extension would be set in from the shared boundary with No.45 by 2.4m. The extension would also have a width of 7.1m. When combined with the existing single storey rear extension, there would be a total projection of 7.0m beyond the existing two-storey rear extensions and would cause the 45-degree principle to be applied, as the projection would exceed the SPD's guidance by 3.0m.

Considering the impact on the attached neighbouring dwelling 45 Edgemoor Drive, the two-storey aspect of the extension would project 3.8m beyond the two-storey rear elevation of No.45 and would be set in from the shared boundary by 2.4m. Whilst the extension would exceed the SPD's guidance by 0.8m and would marginally clip the 45-degree rule, this raises no concerns, as the two-storey aspect of the extension would not have a negative impact on the neighbouring dwelling. With regards to the single storey aspect, the extension would project 4.0m beyond No.45's single storey rear extension and would be set in from the shared boundary by 2.4m. As such, the extension would comply with the SPD's guidance in terms of its projection.

Considering the impact on the detached neighbouring dwelling 49 Edgemoor Drive, the part two-storey / part single storey rear extension would not have an impact on the amenity of No.49, as the extension would be situated between 3.3m – 7.6m away from the shared boundary with No.49, due to the shaping of the plot. There would be an additional 4.3m distance to the two-storey side elevation of No.49 from the shared boundary. Additionally, as there is a change of orientation between the host dwelling and No.49, there would be no impact on the amenity of No.49, and the extension is considered to be acceptable in this instance.

The SPD also advises that two-storey rear extensions should not come within 7.0m from the rear boundary. The proposed two-storey part of the extension would be set away from the rear shared boundary by 17.0m and therefore complies with the SPD's guidance. Additionally, there would be an interface distance of 35.7m between the host property and the dwellings to the rear of the site, which would more than comply with the New Residential Developments SPD's 22m guidance for existing rear principal elevations and proposed rear principal elevations.

The two-storey part of the extension would have a hipped tiled roof, which has been amended from a dual-pitched 'pyramid-like' roof, to more closely match the existing dwellings main roof-profile. Whilst the SPD advises that two-storey rear extensions should normally have a pitched roof, given that the amended roof would match that of the wider dwelling the proposed roof is considered to be acceptable. The single storey part of the extension would have a dual-pitched roof with two rooflights installed within the roof plane adjacent to No.45. The dual-pitched design raises no concerns as a pitched roof can be found to the existing single storey rear extension and dual-pitched rear extensions are a common feature on modern dwellings. As such, the proposed roof profile is considered to be acceptable and would not impact the visual amenity.

The extension would be finished in brickwork. As the materials would match that of the

existing dwelling, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The bi-fold doors and one ground floor window within the rear elevation of the single storey part of the extension raise no overlooking concerns, due to their ground floor siting and boundary treatments. Whilst two windows would be installed within the rear elevation of the two-storey part of the extension, these fenestrations would not create any additional views not already available from the rear of the existing dwelling. Additionally, as one of the windows would serve a bathroom, a condition will be included on the decision notice to ensure that the window has obscure glazing installed, to protect privacy. A window would also be installed within the ground floor side elevation of the rear extension (adjacent to No.49). Whilst the SPD advises that windows should normally be restricted to rear elevations to avoid overlooking of neighbouring gardens and dwellings, given that there is a change of orientation between the host dwelling and No.49, the proposed window would primarily look onto the applicants own garden and would not create a perception of overlooking, due to the ground floor siting of the window. Furthermore, as the window would serve a bathroom, a condition will be included on the decision notice to ensure that the window has obscure glazing installed, to protect privacy.

In summary, the part two-storey / part single storey rear extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwelling would be increased from a three-bed to a four-bed dwelling. At present, the dwelling currently has off-street parking provision for one vehicle to the front of the dwelling.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a two-storey side extension. The Householder Development SPD advises that the parking provision of a four-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m. The SPD also advises that car spaces provided on side driveways should have dimensions of 5.0m x 2.75m.

At present, the application site benefits from a driveway to the front of the property for one vehicle. Drawing No. 26/102/05 (REV B) indicates that the driveway would be altered to allow for the parking provision of two vehicles in a 'vertical' position, and one vehicle in an 'angled' position towards the side of the dwelling. Due to the angled nature of the plot, the driveway would have a width of 5.9m at its shortest point and a length of 5.0m in front of the existing dwelling. The SPD outlines that two side by side parking spaces require an area of 5m x 5.7m. As such, the proposed two parking spaces to the front would comply with this guidance.

The parking space to be provided to the front/side of the dwelling is also considered to be acceptable, as a space of 8.5m x 2.7m would be provided. Whilst there would be a shortfall of 0.05m in width, this is considered to be minimal.

As such, as three parking spaces would be provided which would comply with the SPD's guidance, the proposal does not raise any highway safety concerns and is considered to be acceptable in this instance.

OTHER MATTERS – NEIGHBOUR SUPPORT

One representation of support was received during the consultation period. The representation of support received confirmed that the neighbouring dwelling has no objections to the planning application.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in 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 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) No part of the development hereby permitted shall be used or occupied until the proposed ground floor window within the side elevation (adjacent to No.49) of the proposed part two-storey rear extension and the proposed first-floor window within the rear elevation of the proposed part two-storey rear extension as indicated on Drawing No. 26/102/02 (REV D) has been glazed with obscure glass to level 4/5. The obscurely glazed window shall be retained thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.03.2026	-	-	LOCATION PLAN
28.07.2026	26/102/05	REV B	EXISTING AND PROPOSED SITE PLAN
28.07.2026	26/102/02	REV D	PROPOSED FLOOR PLANS
23.09.2026	26/102/04	REV C	EXISTING AND PROPOSED ROOF PLAN
07.10.2026	26/102/03	REV F	PROPOSED ELEVATIONS

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

09/10/2026

Informatives

None required

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