

APPLICATION NO: 26/00202/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH:

LOCATION: 55 Pilch Lane East, Roby, Knowsley, L36 4NN

PROPOSAL: ERECTION OF A SINGLE STOREY FLAT ROOF REAR EXTENSION.

Site description

The application property is a two storey, semi-detached dwellinghouse set within a rectangular plot fronting on to Pilch Lane East. The dwelling is situated within a Primarily Residential Area and the wider area is characterised by semi-detached and terraced housing with the railway to the south.

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 existing dwelling, would be 7.2m in width and served by a flat roof with a height of 2.6m. The extension would function as a family room.

Consultations

None required.

Representations

This application was publicised through letters sent to 6 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF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.

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

Household Extensions 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 Householder Development SPD advises that extensions should not have an unacceptable impact on residential amenity by way of overshadowing, loss of outlook, loss of light or loss of privacy. The SPD also states that 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.

The proposed extension has a projection of 4m and therefore complies with the SPD and as such, the development would not result in overlooking or the perception of overlooking of neighbouring properties. The glazed doors to the rear elevation would not

impact the privacy of neighbouring properties due to their ground floor siting, existing boundary treatments and the creation of no new viewpoints beyond those already available from the rear elevation. The proposal is therefore considered acceptable in terms of privacy.

The Householder Developer SPD advises that extensions should appear harmonious with the existing dwelling and should use materials that are similar to or matching with the original dwelling. The proposed extension complies with this guidance through the use of brickwork, render, white UPVC and rainwater goods to match the existing dwelling ensuring visual coherence with the host property.

The SPD states that flat roof extensions will not normally be appropriate. The proposed extension would be served by a flat roof which differs from the hipped roof of the main dwelling. This is however considered acceptable given the subordinate scale and location at the rear of the property. Therefore, the flat roof would not appear incongruous or detract from the character and appearance of the host dwelling or the wider street scene.

The Householder Development SPD further states that extensions should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The proposed extension complies with this guidance as the rear garden would be reduced from 17.7m to 13.7m. This means that over 50% of the rear garden space would be retained ensuring that adequate room remains around the plot for sitting out and the avoidance of a cramped appearance.

Highways

Given that the extension would be located to the rear of the property, the existing parking arrangements would not be impacted by the proposal. The proposal would also not introduce any additional bedrooms and therefore would not increase the demand for off-street parking within the curtilage of the property. As such, the existing parking arrangements are considered sufficient to serve the property and the proposal is considered acceptable in terms of highway safety.

Conclusion

The proposed rear extension is considered acceptable in terms of 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.

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
22/07/2026	55PLE/WD01	3	Proposed Rear Extension
28/05/2026			Location Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 29/07/2026

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

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