

APPLICATION NO: 26/00046/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH:

LOCATION: 59 Campbell Drive, Roby, Knowsley, L14 7QE

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING LEAN TO GARAGE

Site description

The application property is a two-storey, semi-detached house set within a rectangular plot fronting on to Campbell Drive. The property is situated within a Primarily Residential Area in the Local Plan Policies Map, and the wider area is characterised by a mix of detached, semi-detached and terraced housing. Neighbouring properties such as No.61 and No. 57 have similar side and rear extensions as the one proposed.

The property has an existing garage to the side elevation with a stepped roof that is 2.2m wide and 3m in height. To the front of the property is a paved double driveway consisting of concrete slabs, bordered by a brick wall. The rear of the property benefits from a 10.8m long private garden space comprised of hard and soft landscaping, bordered by wood panel fencing.

Proposal

Permission is sought for the erection of a single storey side and rear extension together with the demolition of existing lean-to garage. The extensions would allow for an additional bedroom, sitting room and wet room with disabled access.

Single storey side extension

The proposed single storey side extension would involve the demolition of the existing garage. The extension would have a width of 2.1m, have a depth of 10.2m and a height of 3.7m with an eaves height of 2.4m. The proposed side extension would be served by a mono pitched roof that is hipped towards the rear featuring 1 skylight to the side elevation roof and 1 white UPVC window to the front elevation.

Single storey rear extension

The proposed rear extension would project 3m beyond the rear elevation of the main dwelling, have a width of 7m and a height of 3.7m with an eaves height of 2.4m. The

proposed rear extension would connect with the proposed side extension and would be served by a mono pitched roof that is hipped at the connecting point featuring 2 rooflights. The proposed rear extension would be served by 1 white UPVC window and bi-folding doors.

Consultations

None required.

Representations

This application was publicised via letters sent to 6 neighbours. One representation was received in support of the application. The letter stated that the respondent had no objections to the proposal.

Planning history

No relevant planning history.

Relevant policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that 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 applications 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 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. 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.

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

Design Quality in New Development SPD

Householder 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

Saved Policy H8 of the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposal would not, due to their scale and massing, result in a disproportionate addition to the original dwelling
- b) The design and materials to be 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 to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Design and residential amenity

Single storey side extension

The proposed side extension would be replacing the existing side garage following its demolition. The side extension will be 0.7m higher than the existing garage at 3.65m (ridge height) but will be slightly smaller in width at 2.1m wide. While the extension would be directly adjacent to the boundary of neighbouring property No.61, it replicates the scale and positioning of the existing garage and therefore does not have an impact on overshadowing or dominance beyond what is already established by the existing site layout. The extension is subordinate in scale, form and massing given that it would occupy less than half the width of the original dwelling and would be set back by 0.75m from the front elevation of the main dwelling.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect the light and privacy of neighbours and provide sufficient parking spaces. Neighbouring properties (No. 57 and No.61) have similar side extensions to the one proposed meaning the erection of the side extension would have minimal impact on the street scene. The proposed extension would result in the loss of one off-street parking space within the curtilage of the property. This is below maximum SPD standards but the two spaces to the front of the property are considered acceptable.

The window on the front elevation of the proposed extension would be obscurely glazed and would be serving the proposed wet room, which is not considered a habitable room. As such, privacy concerns via overlooking are minimised. The roof of the proposed extension is hipped to match the character of the main dwelling. In terms of design, the materials of the proposed extension would match those of the main dwelling and would therefore be considered acceptable.

Single storey rear extension

The proposed rear extension would be situated adjacent to the party boundary of both the attached neighbouring property (No. 57) and the detached neighbouring property (No. 61) and would project 3m beyond the rear elevation of the main dwelling. As such, the proposed extension is aligned with the guidance outlined in the Householder Development SPD which 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.* and is therefore considered acceptable.

The design of the single storey rear extension would be in keeping with the character of the original dwelling in terms of its scale and materials proposed and would therefore be acceptable. *The Householder Development SPD states the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out, the storing of refuse bins, etc.* The garden space will be reduced from 10.8m to 7.8m meaning that adequate private garden space remains and the proposal is aligned with SPD guidance

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highway safety. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and NPPF guidance 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 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.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
05/02/2026	1		Site location plan
05/02/2026	2		Existing and proposed plans

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 23/03/2026

Informative

Encroachment

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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