

<u>APPLICATION NO:</u>	26/00133/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	77 Rimmer Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION (INC. REMOVAL OF EXISTING CONSERVATORY).		

Site Description

The application relates to a semi-detached house and associated curtilage on Rimmer Avenue.

Proposal

The application is for the dismantling of an existing conservatory and erection of a single-storey extension on the rear of the dwelling. The extension would be flat roofed with a height of 2.7m and with a lantern rooflight above. The extension would project 3m adjacent the party boundary and cut in at 45 degrees into the rear garden a length of approximately 1.2m and then across to tie in with an existing single storey extension, giving a maximum depth of 4.1m at 1.2m approximately from the party boundary.

Consultations

N/A

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

03/00277/FUL - ERECTION OF CONSERVATORY TO REAR OF DWELLING.
Granted: 23.05.2003.

12490/APP - ERECTION OF FIRST FLOOR BEDROOM EXTENSION ABOVE
EXISTING EXTENSION. Granted: 22.06.1990.

K/8142/APP - KITCHEN AND GARAGE. Granted: 08.06.1984.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

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 that may have been 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

The application is to replace a conservatory on the rear of a semi-detached house in a residential area with a single storey extension and is acceptable in principle.

Design and Amenity Considerations

Whilst the proposal is a modern flat roofed extension with lantern rooflight which would tie in to a rear extension with sloping roof, the extension would be acceptable, particularly given the location which would infill between the existing extension with sloping roof and the party boundary. The extension would be replacing a conservatory of no particular merit design wise, and it is considered that the extension would not be significantly detrimental to appearance of the dwelling.

The Householder Developments SPD states:

“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 complies with the Housholder Developments SPD in that it would project 3m along the party boundary and 4.1m when 1.2m from the party boundary with the SPD allowing 4m on the party boundary. As such it is considered that the proposal would not be detrimental to the outlook of the neighbouring properties.

The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general. The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

The application is for an extension to a house in a residential area and does not raise residential amenity concerns. The gable of the proposed extension would be brick and the proposal raises no privacy or overlooking issues.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Conclusion

The application is acceptable in design and would not be detrimental to the visual or residential amenities of the area. The proposal is for a single storey rear extension to a house and raises no highway or parking concerns. The application complies with national and local planning policies and is recommended for approval.

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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/03/2026	003	-	LOCATION PLAN

07/04/2026	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
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Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 25.06.2026

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

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

