

APPLICATION NO: 26/00012/FUL

CASE OFFICER: Kate Pickles

WARD: Prescott North

PARISH: Knowsley Parish Council

LOCATION: 4 Blaking Drive, Knowsley, Knowsley, L34 0JE

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

Site description

The application property is a two-storey detached dwelling with a pitched roof set within a rectangular plot fronting on to Blaking Drive. The dwelling has an existing side extension and a conservatory to the rear and benefits from a double integrated garage to the front elevation. Neighbouring properties such as Number 1 Blaking Drive have similar rear extensions to the one proposed. The property is situated within a Primarily Residential Area in the Local Plan Policies Map and is surrounded by mostly detached and semi-detached residential properties. To the north, east and southeast of the site is Green Belt land and to the northwest, west and south of the site is safeguarded land at Knowsley village.

Proposal

This application seeks permission for the erection of a single storey rear extension. The properties existing conservatory would be demolished. The rear extension would have a width of 11.2m, a depth of 4m, a height of 3.65m and an eaves height of 2.5m. The proposed rear extension would have a hipped roof that connects with the existing side extension and garage roof. The proposed extension would be served by bi-folding doors and one window to the rear elevation. The rear extension roof would have four skylight windows and the side roof there would have three skylight windows. The existing side extension measures 5.7m in width and 3.65m in height. The proposed rear extension would add 4m of width to the side extension bringing the total width to 9.7m with the height remaining as 3.65m.

Consultations

None required.

Representations

This application was publicised via letters sent to 8 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 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in NPPF that protect areas or assets of particular importance provides a clear reason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

H5 – Development within Primary 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 in the Replacement Unitary Development Plan 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 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

The Householder Development SPD states that *single storey 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*. It further clarifies 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 rear extension would have a projection of 4m and is therefore considered to have a minimal impact on neighbouring residential amenity via overshadowing.

The proposed extension would be located immediately adjacent to the neighbouring property (No. 6) but due to its single storey siting and projection of 4m and the distance between the proposed extension and the boundary wall, the proposal is considered to have negligible impact on neighbouring residential amenity. Additionally, the bi-fold doors and window proposed raise no overlooking concerns due to boundary treatments, ground floor positioning and orientation within the rear elevation of the extension.

The Householder Development SPD states that 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 storage of refuse bins, etc.* The submitted plans show that over 50% of the rear garden would be retained, ensuring adequate private garden space is maintained. Furthermore, the proposed extension would use materials to match those of the existing dwelling and would therefore be acceptable in terms of design.

Highways

The application is for a single storey rear extension that would not increase the number of bedrooms or reduce the number of off-street parking spaces. Consequently, the proposal would not pose any highway safety concerns or impact existing parking arrangements and therefore is considered acceptable.

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.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
14/01/2026	ABF-1203-XX-XX-DR-A-002	B	Proposed Floor and Roof Plan
14/01/2026	ABF-1203-XX-XX-DR-A-003	B	Proposed elevation
14/01/2026			Location Plan

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 25/02/2026

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

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