

<u>APPLICATION NO:</u>	26/00299/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	142 Rupert Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 142 Rupert Road, Roby and is located within an area designated as a Primarily Residential Area in the Development Plan. The property is a single storey, detached bungalow, which benefits from a single storey, flat-roofed, rear extension.

The front garden area is a combination of patio paving to accommodate at least 2 no. vehicles, with grass adjacent. There are trees to the side plot boundary and within the rear garden. Refuse bins are stored to the side of the dwelling. The plot is rectangular in shape. The site is bound by residential properties to all directions.

Proposal

This proposal is for the erection of a single storey rear extension.

The proposed rear extension would have a maximum depth of 4.1m, due to the slightly stepped existing rear elevation of the property, with a width of 8.3m. The proposal would be served by both a dual-pitched gable roof (which would project from the existing projecting gable triangle roof to the rear roof slope), which would measure 4.2m at the ridgeline, and also a flat roof at the side, which would reflect the existing flat roof of the existing rear extension and would attain a height of 2.8m. The proposal would 'square off' the property.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours and has also been advertised by site notice. No representations have been received.

Planning History

No recorded planning history.

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the National Planning Policy Framework (NPPF) states that:

1. Decisions on development proposals should apply a presumption in favour of sustainable

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report
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.

Policy S4: Principle of development within settlements states that:

- 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.

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

SUPPLEMENTARY PLANNING DOCUMENTS (SPD's)

Householder Development (2016)

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

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

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and 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 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 rear extension would have a projection of 4.1m, which would therefore exceed the projection parameters, however, this would be to a very minor extent (0.1m) that it would not result in any appreciable excess. Furthermore, given that the application property is detached, this furthers that the marginal excess of 0.1m would not result in any significant harm to the neighbouring dwellings as the distance between the properties would reduce the impact of the proposal.

No.144 is a detached dwelling, situated to the west of the application property and benefits from a modest side extension and enlarged rear and side extensions. The use of the dwelling is for a children's home (21/00681/CLU). The east facing side elevation of No.144 contains several windows to its ground floor side elevation, these windows are understood to serve a kitchen and bathroom. Due to the fact that the existing distance from the application property and the side elevation of No.144 (of 7.6m) would be retained, it would not be considered that the proposal would present as unduly dominant or enlarged. Furthermore, given that the existing side elevation of the application property is set-off the party boundary by 1.6m, the built form of the proposal would not injure residential amenities by virtue of harm to outlook or result in an unacceptable obstruction to daylight / sunlight received to these windows. The proposal would also be largely screened by the existing 1.8m tall close boarded timber fencing, and a dense level of screening is further provided by the trees along the boundary. The proposed west facing side elevation would contain 2 no. windows, which given that these are ground floor windows, set-off the boundary by 1.6m, adequately screened by boundary treatment and vegetation and would be finished with obscure-glazing, it would not be considered to raise any significant concerns from any visual intrusion or overlooking. Given that the converted garage (which is understood to be utilised as a classroom) would be in close proximity to the proposed development, it would be considered necessary to condition the obscure-glazing of the proposal to safeguard the privacy and living conditions of the occupants of No.144.

The proposed rear extension would have a negligible impact by way of impact to residential amenities for the occupants of No.140 to the east, given that the proposal would not project beyond the existing rear extension and therefore would not be readily visible from No.140. The only exception to this would be the projecting gable triangle of the dual-pitched roof, however, this would not bear any impact given it would only project a modest 1.4m above the existing extension, and whilst the roofscape would be visible, it would not result in any harm to visual amenities. Therefore, no residential amenity concerns such as

overshadowing, loss of outlook or privacy issues for the occupants of No.140 are raised.

The proposed rear extension would be of a suitable and modest scale, form and massing and would be a subordinate addition to the dwellinghouse. The extension would be served by an appropriate roof arrangement which would complement and integrate with the existing dwelling by replicating the roofscape of the existing dwelling. Whilst flat roofs are usually not supported, given that the proposal is for a single storey rear extension, the proposal would not be readily visible in the street scene or from the highway and therefore not have any significant impact on wider visual amenities. The dual-pitched projecting gable, would emulate the existing of the rear roof slope, and the flat-roofed section of the proposal would reflect the roof of the existing rear extension. Overall, the proposal would be served by an appropriate roofscape design, which would positively integrate to the dwelling.

The proposal would be constructed with matching materials, which ensures that the proposal would integrate well with the existing. External access to the side and rear of the property would be retained and ample garden space would remain and therefore the proposal would not result in a cramped appearance and existing refuse bin arrangements would not be adversely affected.

HIGHWAYS

The proposed development is for a single storey rear extension. The proposed rear extension would not increase the number of bedrooms or reduce any existing parking provision and therefore not impact on existing parking arrangements or raise any highway safety concerns.

Conclusion

The proposal is acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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 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 window on the west facing side elevation has been glazed with obscure glass to level 4/5 as shown on the elevations of the proposed plan dated and received 07/08/2026. The window(s) annotated as 'obscure glass' shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property 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
22/06/2026	-	-	LOCATION PLAN
22/06/2026	-	-	BLOCK PLAN
08/07/2026	02	-	EXISTING AND PROPOSED FLOOR PLANS
07/08/2026	DRAWING DATE 07/08/2026	-	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

25/08/2026

Informatives

Not applicable.

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