

<u>APPLICATION NO:</u>	25/00454/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	83A Dinas Lane, Roby, Knowsley, L36 2NN		
<u>PROPOSAL:</u>	INSTALLATION OF 1NO. WINDOW TO LEFT SIDE ELEVATION		

Site Description

Semi-detached bungalow located on Dinas Lane, Roby. The dwellinghouse is set within a gated set-back plot, in between No.83 and No.85 Dinas Lane. The property is characterised by white render to all elevations, a gable tiled roof with 4no. rooflights (2no. front roof-plane, 2no. rear roof-plane) and solar panels installed to the front roof-plane, and grey UPVC windows and doors.

There is off-street parking available to the front of the dwelling.

Proposal

Planning permission is sought to install 1no. window to the left-side elevation at first-floor level.

The proposal would also see 2no. of the ground floor windows within the side elevation be changed to be smaller windows.

The new window would be a 700mm (w) x 900mm (h) double glazed UPVC framed side hung casement window unit.

Consultations

None required.

Representations

This application has been publicised by letters sent to 56 neighbours. No comments or objections were received during the consultation period.

Planning History

No relevant planning history.

Building Control History

APP NO:	25/00068/IN
PROPOSAL:	INTERNAL ALTERATIONS / REMODELLING AND REFURBISHMENT OF 2NO. SEMI-DETACHED BUNGALOWS INTO A SUPPORTED LIVING SCHEME.
DECISION:	Building Work Started
DECISION DATE:	3 February 2025

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

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

Policy H5 Development within Primarily Residential Areas

Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

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

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

As such, the alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

The proposal would see the installation of 1no. new window within the left-side elevation at first-floor level, and 2no. of the ground floor windows be amended to be smaller windows.

Impact on No.83B Dinas Lane

The new 1no. window would be located away from No.83B, and as such would have no impact on the residential amenity of the attached neighbouring dwelling.

Impact on No.83 Dinas Lane

The new 1no. would be located away from No.83 (the property which borders the application site to the south), and as such would not create any new views towards the property. Therefore, the window would have no impact on the residential amenity of the neighbouring dwelling.

Impact on No.81A Dinas Lane

The new 1no. window would create a view which would look out onto the garden of No.81 (the property which borders the application site to the west). To protect the amenity of both No.81A and further properties within view from the proposed window, the agent (as of 20 October 2025) has agreed via email for the window to have obscure glazing installed. A condition will be included within the granting of planning permission, to ensure that this is installed and completed.

The 2no. replacement windows within the side elevation raise no overlooking concerns, given their smaller scale and ground floor siting and would not create any additional views not already available from the side elevation.

Therefore, the 1no. new window at first-floor level within the side elevation and replacement windows are considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Design

The new window would be a 700mm (w) x 900mm (h) double glazed UPVC framed side hung casement window unit.

The new window and replacement windows would be UPVC. The windows would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Overall, the window(s) are considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

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 windows to be installed within the left-side elevation hereby permitted shall be UPVC finished in a colour to match those found within the dwellinghouse.

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 within the side elevation at first-floor level as indicated on Drawing No.3723-17 (REV A) has been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties 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
28.08.2025	3723-16	REV A	Proposed 1st Floor Plan
28.08.2025	3723-17	REV A	Proposed Left Elevation
01.09.2025	3723-18	REV B	Location Plan

20.10.2025	Email as of 20.10.2025	-	Email from agent agreeing to obscure glazing to be installed to window.
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Signed Case Officer¹: Louise Robinson

**Signed Authorising
Officer²:** Mark Quinn

Date: 23.10.2025

Informatives

N/A

Site Photographs



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