

<u>APPLICATION NO:</u>	26/00149/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	35 Oak Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING DETACHED GARAGE.		

Site Description

The application relates to a semi-detached house and associated curtilage on Oak Road, Roby. The property has a detached garage in the rear garden sited adjacent the party boundary with 33 Oak Road.

Opposite the property is a narrow, wooded area with Oulton Lane on the other side. Oak Road is characterised by semi-detached two storey houses.

Proposal

The proposal is to demolish the existing detached garage and erect a single storey extension to the side and rear forming a wrap-around L-shaped extension. The proposed extension would comprise a kitchen diner across the rear, with study, shower room and w.c. and utility room at the side.

The rear extension would project 4.5m with a width of approximately 9.3m extending the width of the house and the proposed side extension. The side extension would have a width of 2.5m and extend the depth of the house, tying in to the kitchen diner extension, forming the L-shape. The side extension would have a sloping roof which would extend part way across the rear extension, across the rear elevation of the house and the drop vertically to allow windows to be installed in the vertical drop to allow additional daylight into the kitchen part of the extension. The remainder of the rear extension would have a sloping roof. The highest part of the roof would have a height of 4.1m, at approximately 4.0m from the party boundary with 37 Oak Road (the adjoining house) and approximately 5.4m from the party boundary with 33 Oak Road. The external walls would be of brick to match the existing in colour and texture, with glazed bi-fold doors across the rear, and the roof would be tiled.

Consultations

N/A

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

There is no planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 extend a two storey house in a residential area and is therefore acceptable in principle, subject to the policies and guidance outlined below

Design and Amenity Considerations

The proposed front elevation is in keeping with the existing dwelling, with a window and brick elevation and a sloping roof albeit at a slightly shallower pitch than the pitch of the hipped roof. The roof of the side extension would rise across part of the rear, where the kitchen would be, with the roof then dropping vertically. The remainder of the rear extension would have a sloping roof, sloping up from eaves up to the

existing dwelling. The vertical drop is to allow the installation of windows for light. Whilst this vertical drop aspect of the roof is unusual, it is acceptable in terms of design particularly given the location of this part of the extension on the rear of the property.

The remainder of the extension is quite traditional in design consisting of brick walls (and bi-fold doors across the rear), window on the front of the side part of the extension. The existing garage to be demolished has 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 extension would project 4.5m from the rear of the house. The adjoining house, number 37, has a single storey rear extension. The proposed extension would project 1.5m beyond this neighbouring extension. As the extension would extend 1.5m beyond the existing extension on the adjoining house, 37 Oak Road, it is considered that the extension does not conflict with the SPD, which allows a 4m extension on the party boundary to protect outlook and visual amenity.

The detached neighbour, number 33, has a single storey front, side and rear extension together with porch (22/00546/FUL) and which extends 3m beyond the rear elevation of the original house. Along this boundary, the host property has a detached garage that would be replaced partly by the extension, with the garage extending further rearwards along the party boundary here whilst the proposed extension would be sited along the boundary to the front of the garage and slightly into the front area of where the garage currently is (see Proposed Site Block Plan). The proposed extension would therefore extend approximately 1.5m beyond the rear of the extension to the rear of 33 Oak Road. As the extension would extend 1.5m beyond the existing extension on 33 Oak Road, it is considered that the extension does not conflict with the SPD, which allows a 4m extension on the party boundary to protect outlook and visual amenity.

Taking the above into account it is considered that the proposal would not unduly affect 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 gables of the proposed extension would be brick, with glazed bi-fold doors on the rear and a window on the front. Whilst there would be windows in the vertical drop part of the roof facing across the extension towards 37 Oak Road, these would be high level for light purposes and 4.0m from that boundary. As such 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.

Parking Considerations

The Householder Developments SPD states:

“Car spaces provided at the side of dwellings should have a minimum dimension of 5m x 2.75m (this width is necessary to enable a car door to be opened and use satisfactorily).

Garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.

Extensions which would result in the loss of an existing car parking space to an unacceptable level or demand for additional spaces may be permitted if alternative parking is provided e.g. in front gardens if the replacement spaces”

The width between the house and the party boundary is 2.5m and the existing garage has an internal width of 2.5m. As the garage is below the standards within the guidance, the dwelling therefore would not be losing any usable parking space and would not create additional demand as there is no bedroom proposed. The front garden area is hard surfaced for parking purposes, and two cars can be accommodated within the front hard surfaced area which accords with Council parking standards for three bedroomed houses. The proposal therefore complies with the Householder Development SPD and, with regards parking standards, the Ensuring a Choice of Travel SPD

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 does not take useable parking space and raises no 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/03/2026	-	-	LOCATION PLAN
31/03/2026	-	-	PROPOSED SITE BLOCK PLAN
31/03/2026	02	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Lee Osborne** _____

Signed Authorising Officer²: **Jo Sheridan**

Date: **09/07/2026**

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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