

APPLICATION NO: 25/00477/FUL

CASE OFFICER: Andrew Hunt

WARD: Stockbridge

PARISH: Knowsley
Parish Council

LOCATION: 50 Woodfarm Hey, Stockbridge Village, Knowsley, L28 1RJ

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
TO SHOP TOGETHER WITH INTERNAL ALTERATIONS.

Site Description

The application site is a rectangular plot at the northern end of a terrace. The unit was previously a dwelling that was converted to a shop and previously extended with a single storey side extension. The site is surrounded by other dwellings to the north, south, east and west and by a car park immediately to the north.

Proposal

The proposal is for the erection of a single storey side and rear extension to the existing shop together with internal alterations. The extension would project 5.7 metres and would be 6.5 metres wide and 3.9 metres high with an eaves height of 3.0 metres.

Consultations

N/A

Representations

This application has been publicised by letters sent to 19 neighbours and by a site notice. No representations have been received.

Planning History

74/08451/HIST - SINGLE STOREY EXTENSION FOR PURPOSE OF TRADING AS
A SHOP - 06.08.1984

74/08747/HIST - ERECTION OF EXTENSION TO FORM SHOP - 21.03.1985

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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 area

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area, however the extension relates to the existing shop use so would be acceptable in principle provided there would be no harm to the amenity of neighbours and the character of the area.

CHARACTER OF AREA

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The scale of the extension would not result in significant harm to the street scene. The extension has been amended to add an additional rear window and to change from a flat roof

to a pitched roof. The changes improve the appearance of the extension and now would not result in harm to the street scene.

Provided a condition is attached to secure matching materials for the brickwork, there would be no harm to the character of the area or existing building.

Overall, there would be no harm to the character of the area and the proposal complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

In relation to neighbours, the proposal will not result in any harm to the amenity of neighbours as the extension would be located away from neighbours. In relation to 51 the extension would not be 47 degrees as annotated on the plan, but would be 43 degrees. It is considered that this minor difference would not result in harm to amenity and is only slightly less than the 45 degree guidance. The extension would not affect the side window of 49 as it would be located to the north rather than directly opposite. The development complies with Policy CS19 of the Core Strategy.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to neighbour amenity or the character of the area. The proposed development complies with policies included within the Core Strategy (2016) and National Planning Policy Framework (2024).

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) Plans

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) Materials

Any brick and roof materials to be used on the external surfaces of the extension hereby permitted shall match the brick materials used in the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy 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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **03/10/2025**

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/08/2025	1	-	Location Plan
05/09/2025	2	Rev A	Existing and Proposed Site Plan
05/09/2025	3	Rev A	Existing and Proposed Elevations

INFORMATIVES

N/A