

APPLICATION NO: 26/00173/FUL

CASE OFFICER: Kate Pickles

WARD: Roby

PARISH:

LOCATION: 6 Glynne Grove, Roby, Knowsley, L16 2LJ

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Site description

The application property is a two-storey, semi-detached dwellinghouse set within an asymmetrical plot fronting on to Glynn Grove. The and the wider area is characterised by detached and semi-detached housing with Urban greenspace to the west.

Proposal

Permission is sought for the erection of a single storey side and rear extension. The side extension would be 2.8m in width and 2.1m in length and served by a flat roof with a height of 3.1m. The rear extension would be attached to the side extension and would project 5m from the rear elevation of the main dwelling, be 8m in width and would also be served by a flat roof with a height of 3.1m. The proposed side and rear extension would serve as an enlarged kitchen, dining and living room area

An open sided pergola is also proposed and would project 3m from the rear elevation of the proposed extension and be 2.6m in height.

Consultations

None required.

Representations

This application was publicised by way of site notice and through letters sent to 4 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 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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

Design and residential amenity

The projection of the proposed single storey rear extension would be 5m. The extension would be inset from the boundary of the attached neighbouring property of 5 Glynne Close by 2.2m.

The Householder development SPD advises that a single storey extension beyond 4m will normally only be permitted if it does not breach the 45-degree rule. The proposed extension complies with this guidance and does not breach the 45-degree rule meaning that neighbouring properties retain sufficient access to light. The SPD also advises that extensions must not overshadow or have an overbearing effect on neighbouring dwellings. The proposal complies with this guidance through the distances retained between the proposed extension and the boundaries of neighbouring properties. The extension would be offset from the boundary of No.5 by 2.2m and No.7 by 3.7m which is considered sufficient in minimising the potential for overshadowing or overbearance. The extension would therefore be acceptable in terms of residential amenity and compliant with SPD guidance.

While freestanding pergolas can be classed as outbuildings and therefore constructed under permitted development rights the pergola proposed in this application is considered a part of the extension. The pergola would increase the overall projection of the development to approximately 7.9m. However, given the open-sided design, compliance with the 45-degree rule, and the separation distances maintained to neighbouring boundaries, it is not considered to result in an unacceptable level of dominance or material increase in overshadowing. The development is therefore considered acceptable with regard to residential amenity and is compliant with the requirements of the Householder Development SPD.

The SPD further advises that extensions should not impact the privacy of neighbouring properties by way of overlooking. The proposed extension complies with this guidance as the windows and paned doors proposed are limited to the rear elevation which are not directly overlooked by any residential properties. The building adjacent to the rear elevation is a primary school and over 60m is maintained between the rear facing elevations. When considered alongside the ground floor positioning of the openings, existing boundary treatments and no new viewpoints created beyond those already available from the rear elevation, the impact on the privacy of neighbouring properties is considered negligible. The proposal is therefore considered acceptable in terms of the impact on privacy.

The SPD advocates for a harmonious appearance between the existing dwelling and proposed extensions. The proposal would use materials and brickwork to match that of the existing dwelling meaning visual coherence would be maintained. While the

proposal would feature a flat roof, which is different to the hipped roof of the existing dwelling, this is considered acceptable as an alternative roof type would increase the height of the structure and increase the potential for overshadowing. The windows proposed would be in a different style to those in the main dwelling, but this is considered acceptable given that the proposed windows and French doors are limited to the rear ground floor elevation. They would not be readily visible from the public realm, and they are also not directly overlooked by neighbouring properties to the rear. The proposed windows are therefore considered acceptable due to the limited impact on the street scene.

Highways

The proposed extension would not introduce any additional bedrooms therefore no additional off-street parking is required. Alongside no increased demand for off street parking, the proposal would not reduce the number of off-street parking spaces within the curtilage of the property and is therefore considered acceptable from a highway safety perspective.

Conclusion

The proposal is considered acceptable in terms of residential amenity, design and highway safety 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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
13/04/2026	001		Location Plan
13/04/2026	003		Proposed Site Plan
13/04/2026	102		Proposed Floor Plans
13/04/2026	201		Front Elevations
13/04/2026	202		Rear Elevations
13/04/2026	203		Side Elevations 1
13/04/2026	204		Side Elevations 2

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 03/06/2026

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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