

<u>APPLICATION NO:</u>	25/00520/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	54 Lawton Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 54 Lawton Road, Roby and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is served by a hipped roof. The property is predominately rendered to its elevations (with a small section of brickwork to its elevations) with white UPVC openings and grey, flat roof tiles.

The rear garden contains 2 no. detached lightweight sheds. The front garden area is surfaced with a combination of grass and patio paving to accommodate 1 no. parking space in the plot. Refuse bins are stored to the side of the dwelling, adjacent the existing timber gate.

The application property sits within a stepped building line to accommodate the curve in the highway. The wider area is characterised by other semi-detached dwellings to all directions from the application site. The plot is rectangular in layout.

Proposal

The proposal is for the erection of a single storey side and rear extension.

The proposed development would have a 'wrap-around' layout. Cumulatively, the proposal would project from the existing side elevation of the dwelling by 1.9m, it would then span a depth of 7.8m (2.1m beyond the existing rear elevation of the dwelling) and have a cumulative width of 7.6m. The proposal would be set-back from the front elevation of the dwelling by 2.9m.

This would be served by a hipped roof, which would measure 2.7m at the eaves and 3.7m at the ridgeline (at its tallest, from external ground level to account for a gradual increase to gradient from the front to the rear of the property). 4 no. rooflights would be installed; 2 no. to the side roof slope and 2 no. to the rear roof slope.

Consultations

None required.

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

No recorded 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.

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 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

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 side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

The proposed side extension would be a modest, subordinate extension in scale, form and massing, given that it would occupy less than half the width of the original dwelling and contain a suitable set-back of 2.9m from the front elevation, the proposal would be discreet within the street scene.

The proposal would be built adjacent to the side elevation of No.56 contains several windows to the side elevation; 1 no. to the ground floor, which is obscurely-glazed. This window would not be impacted given the distance from the proposed side extension. The first-floor side elevation of No. 56 contains 3 no. windows to the side elevation, two of which are obscurely-glazed, however, the forwardmost window to the first-floor side elevation is not obscurely-glazed. It is not known what room this window serves, however, given the distance from the proposed side extension it would not facilitate any direct overlooking into the proposed development. Any degree of overlooking / perception of overlooking into the application property, would be self-inflicted but could easily be resolved by the removal of the rooflights or obscured, should any significant overlooking issues arise. No.56 also benefits from a small side and rear 'playroom' extension, this does contain a window to the side elevation and adjacent the proposed side extension, however, this is a high-level, obscurely-glazed window and subsequently would not result in any severe impact on daylight and sunlight being received into this room, particularly given that there is a large glass roof lantern, rear and side windows as the predominant sources of light.

The Householder Development SPD states that *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. 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 project from the original rear elevation by 2.1m and therefore would comply with the Householder Development SPD. Both the paired property (No.52) and the adjacent dwelling (No.56) benefit from rear extensions which both project approximately 2m beyond the existing rear elevation of

the application property. The proposed rear projections would roughly sit within this building line and consequently, this rear extension would have a negligible impact on the neighbouring properties on amenity impacts.

The Householder Development SPD stipulates that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.*

The application property contains a substantially deep garden with 24m in depth retained and an external passageway to the rear garden would be retained. This would ensure that the proposed development would not appear cramped and refuse bins could adequately be moved for storage and collection.

The proposal would be served by a hipped roof, which would emulate the roof design of the original dwellinghouse. The dwelling is render facing, with white UPVC openings and grey, flat roof tiles. A standard planning condition will be included to ensure that external materials would match the existing dwelling and therefore ensure the proposal coherently integrates with the existing property.

HIGHWAYS

The proposal is for the erection of a single storey side and rear extension which would provide an extended kitchen together with a bathroom. The proposal would not create any additional bedrooms at the property and given that the front elevation of the proposed side extension would be situated where the existing side timber gate is located, it would not project any further forward into the existing front garden and parking area at the property. Therefore, the proposal would not reduce or adversely affect the existing parking provisions or require any additional or replacement parking. No highway safety concerns are raised.

Conclusion

The proposal would be 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/10/2025	GL 002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
07/10/2025	GL 004	-	SITE PLAN AND LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 07/11/2025

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