

APPLICATION NO: 26/00388/FUL

CASE OFFICER: Kate Pickles

WARD: Roby

PARISH:

LOCATION: 101 Rimmer Avenue, Roby, Knowsley, L16 2NF

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION

Site description

The application property is a two storey, semi-detached dwellinghouse set within an asymmetrical plot fronting on to Rimmer Avenue. The dwelling is situated within a Primarily Residential Area and the wider area is characterised by semi-detached and terraced properties with greenspace to the east and west.

Proposal

Permission is sought for the erection of a first floor side extension. The extension would be erected above the existing attached garage and would bring the maximum height of the side elevation to 7.9m with an eaves height of 4.8m. The proposed extension would have a width of 3.3m and a length of 8.3m. The extension would enlarge one of the existing bedrooms and create an additional bedroom.

Consultations

None required.

Representations

This application was publicised by way of site notice and through letters sent to 7 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

Relevant policy

Policy S3 of the National Planning Policy Framework (NPPF): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would: a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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 proposed first-floor side extension is considered to constitute a two-storey side extension and will be evaluated against the relevant policies. The Householder Development SPD advises that for two storey side extension either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property or the front wall of the first floor of the extension should be set back by at least 1m from the immediately adjoining part of the main front wall.

The proposed extension complies with this guidance as 2.3m would be retained between the side extension and the boundary with the substation abutting the rear garden of No.82 Bowring Park Avenue and the rear boundary of No.80 Bowring Park Avenue. When considered alongside the asymmetrical arrangement of the plot, the distance retained between the site and neighbouring dwellings ensures the avoidance of a terracing effect, this maintains the character of the street scene meaning the proposal is considered acceptable in terms of visual amenity and scale.

The Householder Development SPD also advises that extensions must adequately protect neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwellings. There would be no impact on the attached neighbouring property, No.99 Rimmer Avenue, given that the proposed extension would be located on the opposite side elevation. The impact on the neighbouring properties to the other side, No.82 and No.80 Bowring Park Avenue, is considered negligible given the sufficient distances retained between the proposed extension and the party boundaries. This ensures that the proposal would not give rise to any unacceptable overlooking, loss of light or undue dominance and

is therefore considered acceptable in terms of residential amenity, complying with SPD guidance.

The SPD further advises that extensions should not detract from neighbouring privacy, the proposed extension complies with this guidance given that the 1no. window proposed to the side elevation would replace the existing window to the side elevation. As such, the window is not considered to materially increase the impact on neighbouring privacy by way of overlooking or the perception of overlooking.

The first-floor window to the side elevation does not give rise to any privacy concerns due to the adequate distance of 24m retained between the proposed side extension window and the rear window of No.82. The window also serves a hall which is a non habitable room. This is beyond the 22m interface distance advised in the New Residential Development SPD and is considered sufficient in minimising the impact on neighbouring privacy by way of overlooking or the perception of overlooking. The substation situated between No. 101 and No. 82 provides an additional level of screening, further reducing direct views between the properties and mitigating any potential privacy or overlooking concerns.

The Householder Development SPD further advises that extensions should be constructed in materials that are the same or similar to the existing dwelling. The proposed extension would be visible from the street scene of Rimmer Avenue and complies with this guidance through the use of brick, blockwork, concrete roof tiles and white uPVC to match the existing dwelling. The proposed extension would also be served by a hipped roof which echoes that of the host dwelling further maintaining visual coherence. The proposal is therefore considered to be in keeping with the host dwelling and would not materially impact the character of the street scene.

Highways

The proposed extension would increase the number of bedrooms at the property to four, the Householder Development SPD advises that a four-bedroom property should have three off-street parking spaces within the curtilage. The paved front driveway of the property can accommodate up to three parking spaces and would not be impacted by the proposed development. As such, the number of off-street parking spaces available complies with SPD standards and would be sufficient to serve the needs of the property.

Conclusion

The proposed first floor side extension is considered acceptable in terms of design, residential amenity and highway safety. The proposal also complies with the relevant NPPF, Knowsley Local Plan Core Strategy, Replacement UDP and SPD guidance and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions: -

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
07/08/2026	01-001		Location Plan
07/08/2026	1359-01-04-002		Proposed Elevations
07/08/2026	1359-01-03-004		Proposed first floor plan
07/08/2026	SK-002		Proposed 3D Visualisation

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 29/09/2026

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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