

<u>APPLICATION NO:</u>	25/00535/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	16 Court Hey Avenue, Roby, Knowsley, L36 4JB		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION.		

Site Description

The property is a two-storey semi-detached dwelling located on Court Hey Avenue, Roby. The dwelling is characterised by white render to all elevations, a hipped tiled roof (with 1no. rooflight installed within the rear roof-plane) and white UPVC windows. The property currently benefits from a single storey rear extension (which projects beyond the existing side elevation), a conservatory to the rear and a porch to the front. It also has off-street parking availability for 2no. vehicles.

The property is bounded by a railway track to the north of the site, dwellings to the east and west of the site and open space / the M62 to the south of the site.

The neighbouring dwelling to the left No.17 Court Hey Avenue benefits from a two-storey side extension and a single storey mono-pitched extension which become a flat roof extension to the rear of the property, and the neighbouring dwelling to the right No.15 Court Hey Avenue benefits from a single storey outrigger to the rear.

Proposal

Planning permission is sought to erect a single storey extension to the front, side and rear of the property, following the demolition of the existing porch, kitchen bay window, conservatory and single storey rear extension.

Single storey front extension

The front extension would have a projection of 1.3m beyond the existing front elevation and a width of 4.2m. The extension would project beyond the existing side elevation by 1.6m.

The extension would have a pitched tiled roof which would hip towards the side to 'wrap around' to connect to the proposed side extension, with an eaves height of 2.9m and a ridge height of 3.4m.

The extension would have a render finish to match the existing dwelling and have a UPVC door and 1 circular UPVC window installed within the front elevation.

The extension would allow for a new porch and cloak room (in connection with the proposed side extension).

Single storey side extension

The side extension would have a total length of 16.8m and a width of 1.6m. The extension would project beyond the existing front elevation by 1.3m and the existing rear elevation by 6.3m.

The extension would have a hipped tiled roof with 2 rooflights installed with an eaves height of 2.9m and a ridge height of 3.4m. The roof would 'wrap-around' to connect to the proposed front extension and would become a flat roof towards the rear of the extension (in connection with the proposed rear extension) and would have a height of 3.5m to the flat part of the roof. The extension would have a render finish to match the existing dwelling.

The extension would allow for a larger kitchen (in connection with the proposed rear extension), new utility room, shower room and cloak room.

Single storey rear extension

The rear extension has been amended as of 15 January 2026 to now be 'L-shaped' to follow a similar footprint of the existing rear extension and conservatory. The extension would project beyond the existing rear elevation by 4m (to the side of 15 Court Hey Avenue), be set in by 3.5m, then project a further 2.3m. There would be a total projection of 6.3m to the side of 17 Court Hey Avenue. The extension would have a total width of 7.8m (projecting beyond the existing side elevation by 1.6m).

The extension would have a flat roof with 2 flat skylights installed with a total height of 3.5m.

The extension would have a render finish to match the existing dwelling and have 2 sets of aluminium bi-fold doors installed within the rear elevation and 1 set of aluminium bi-fold doors installed within the side elevation of the 'L-shape' facing 15 Court Hey Avenue.

The extension would allow for a larger open plan kitchen / dining area (in connection with the proposed side extension).

Consultations

Network Rail – No comments received.

Environmental Sustainability (Greenspaces) – No comments received.

Internal correspondence with KMBC's Property Information team (as of 30 October 2025) confirmed that the open space opposite the property is owned by KMBC and falls within the remit of the greenspace team (site reference HUY705). As such, a consultation was sent to the greenspaces team, however, no comments were received.

Representations

This application has been publicised by letters sent to 11 neighbours. 1 representation was received, as a result of the publicity given to the application.

Representation

Submitted comments stating that they do not wish for building materials to be taken through their property.

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

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 Primarily Residential Areas

Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Ensuring a Choice of Travel SPD

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection or enlargement of domestic garages and outbuildings, 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 to be 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 to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Principle of Development

The application site is identified as being allocated as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy and as such, the domestic extensions are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Single storey front extension

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The proposed front extension would have a projection of 1.3m beyond the existing front elevation and a width of 4.2m. It would project beyond the existing side elevation by 1.6m.

The extension would have a pitched tiled roof which would 'hip' towards the side to 'wrap-around' to connect to the proposed side extension. Whilst the existing dwelling's roof-profile is hipped, as the roof would hip to the side, it is considered that the proposed roof-profile would be acceptable.

Considering the impact on 15 and 17 Court Hey Avenue, the front extension would not exceed the 45-degree rule and would not impact on either dwellings habitable window(s). As such, it is considered that the proposed front extension would not create any additional impact on the residential amenity of either dwelling, and is considered to be acceptable.

The single storey front extension would be visible from the wider street scene of Court Hey Avenue. The extension would have a render finish to match the existing dwelling. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The front door and 1 circular window within the front elevation raise no overlooking concerns due to their ground floor sitting and would not create any additional views not already available from the front of the dwellinghouse.

Additionally, the window and door to be installed would be UPVC. They would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey front extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a width of 1.6m and a total length of 16.8m. The extension would project beyond the existing front elevation by 1.3m and the existing rear elevation by 6.3m.

The extension would have a hipped tiled roof with 2 rooflights installed, which would become a flat roof towards the rear (in connection with the proposed rear extension). As the proposed hipped roof-profile would match that of the existing dwelling, it is considered to be acceptable. Whilst the roof would become flat towards the rear, this raises no concerns, as it would be obscured by the hipped roof and No.17's two-storey side extension.

Considering the impact on the attached neighbouring property of 15 Court Hey Avenue, the extension would be located away from No.15 and therefore would have no impact on the neighbouring dwelling.

Considering the impact on the other neighbouring property of 17 Court Hey Avenue, whilst the extension would project beyond the existing front and rear elevations of the application site, the 45-degree rule would not be breached. Additionally, there are no windows within the side elevation of the neighbouring dwelling, and as such, the extension would not have a negative impact on the residential amenity of No.17.

The single storey side extension would be visible from the wider street scene of Court Hey Avenue, however, it would be slightly obscured by the neighbouring dwellings (No.17) two-storey side extension. The proposed extension would have a render finish to match the existing dwelling. As the materials would match, the extension is considered to be acceptable in visual terms.

Therefore, the single storey side extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Single storey rear extension

The Householder Development SPD advises 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.

The SPD also advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The rear extension has been amended as of 15 January 2026 to now be 'L-shaped' to follow a similar footprint of the existing rear extension and conservatory. The extension would project 4m beyond the existing rear elevation to the side of 15 Court Hey Avenue, and project 6.3m beyond the existing rear elevation to the side of 17 Court Hey Avenue. To the side of No.15, the extension would project 4m, be set in by 3.5m, then project a further 2.3m. The extension would have a total width of 7.8m (projecting beyond the existing side elevation by 1.6m)

The extension would exceed the SPD's guidance of 4m in terms of its total projection, causing the 45-degree rule to be applied.

Considering the impact on the attached neighbouring property of 15 Court Hey Avenue, the extension has been amended as of 15 January 2025 to change the design of the extension to now be an 'L-shape'. The initial proposal would have seen the extension have a projection of 6.3m beyond the rear elevation of No.15, causing the 45-degree rule to be significantly breached. This projection has now been amended to project 4m beyond the rear elevation of No.15 to comply with the SPD's guidance. As the extension would project a further 2.3m, there is still a requirement to apply the 45-degree rule. As the extension would be set in by 3.5m prior to this additional projection, after measuring the 45-degree line from the mid-point of the neighbouring dwellings nearest habitable window, the additional projection would slightly breach the 45-degree rule. At present, the existing conservatory to the rear of the application site slightly breaches the 45-degree rule. Whilst there would be a slight impact on the amenity of No.15, given that the additional projection would be set in by 3.5m and the extension would be of a similar footprint to that of existing, the proposed extension is considered to be acceptable.

Considering the impact on the other neighbouring property of 17 Court Hey Avenue, the extension would not project beyond the rear elevation of No.17, as the neighbouring dwelling has been extended to the rear. As such, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The extension would have a flat roof with 2 skylights installed. As the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and would not have a negative impact on the visual amenity.

The proposed rear extension would not be visible from the wider street scene of Court Hey Avenue, as it would be situated behind the existing dwellinghouse and proposed side extension. The extension would have a render finish to match the existing dwelling. As the materials would match, the extension is considered to be acceptable in visual terms.

The 2 sets of bi-fold doors within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension. The set of bi-fold doors to be installed within the 'L-shape' of the extension facing No.15 raise no overlooking concerns, as they would be set 3.8m away from the shared boundary and would give a similar view to that of the existing glazing and double doors available within the side elevation of the existing conservatory.

The bi-fold doors to be installed would be UPVC aluminium. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Highways

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a single storey side and front extension. Whilst no first-floor plan has been provided, following a google search, it seems that the dwellinghouse is a 3-bed property. As such, the parking provision for a 3-Bedroom property should provide 2 parking spaces within the curtilage.

The SPD states that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m. At present, the property benefits from a driveway to the front, with the parking provision for 2 vehicles (1 in a vertical position and 1 on an angle).

Whilst the front extension would slightly reduce the length of the driveway, there would still be 6.5m of driveway in front of the extension available. As such, a vehicle could still be comfortably parked in front of the proposed extension and comply with the Householder SPD's parking standards of 5m x 3m. Additionally, Appendix A indicates that 2 vehicles can be parked within the curtilage of the dwellinghouse.

Overall, as 2 parking spaces would be retained on-site, this would meet the requirements of the Householder Development SPD for a 3-bedroom dwelling and would not have any negative impact on highway safety.

Other Matters – Representation

One representation was received as a result of the publicity given to the application and has been noted by the LPA.

The representor submitted comments stating that they do not wish for building materials to be taken through their property. Whilst this is not a material planning consideration, it is advised that the applicant aims to transport materials to the rear of their property once the existing storeroom and conservatory have been demolished.

If it is required that materials need to be transported via neighbouring properties land, this would need to be discussed and agreed by both parties (both the applicant and the neighbouring dwelling(s)), as this is considered to be a civil matter.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval subject to conditions.

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 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
15.01.2026	001	REV C	EXISTING / PROPOSED SITE PLANS
15.01.2026	002	REV D	EXISTING / PROPOSED PLANS
15.01.2026	003	REV B	EXISTING / PROPOSED ELEVATIONS
15.01.2026	004	REV C	EXISTING / PROPOSED ELEVATIONS

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

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

Date: 18/01/2026

Informatives

N/A

Appendix A – Parking available on-site.



Site Photographs



