
<u>APPLICATION NO:</u>	25/00636/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	9 Fairfield Crescent, Roby, Knowsley, L36 4JG		
<u>PROPOSAL:</u>	ERECTION OF 1NO. REAR DORMER TOGETHER WITH AN ASSOCIATED LOFT CONVERSION		

Site Description

The application site comprises a two-storey 4-bed semi-detached dwelling located on Fairfield Crescent, Roby. The dwelling is characterised by white render to all elevations, a hipped tiled roof and grey UPVC windows. The property currently benefits from a single storey extension to the rear.

There is off-street parking available to the front of the property for 2 vehicles.

Proposal

Planning permission is sought for the erection of a rear dormer extension with an associated loft conversion.

Other alterations to the dwellinghouse include the installation of 2no. rooflights to the front roof-plane.

The dormer extension would have a length of 4.7m, widths of 3.5m (to the side of 7 Fairfield Crescent) and 4.8m (to the side of 11 Fairfield Crescent) and a height of 2.2m. The dormer extension is larger to the side of No.11, due to the roof-profile of the existing dwellinghouse being a hipped roof, therefore, the extension would project onto the existing side roof-plane. The dormer extension would provide an additional 24.8m³ of roof-space.

The dormer extension would be finished in vertical hanging tiles to match the existing roof, have a flat roof and would have 2 UPVC windows installed within the rear elevation.

The dormer extension has been amended as of 10 February 2026 to now be set back from the rear elevation by 0.3m (along the horizontal line), 0.5m when measuring from the rear eaves and be set in from the roof line (shared with No.7) by 0.5m and the roof edge (side of No.11) by 0.5m.

The proposed dormer extension would allow for an additional 4th bedroom, en-suite and walk-in-wardrobe.

Consultations

None required.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

20/00367/FUL ERECTION OF A SINGLE STOREY REAR EXTENSION

Granted (07 September 2020)

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

Amended New Residential Development 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. As such, the domestic extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

The Householder Development SPD outlines that roof alterations and dormer extensions can prove a convenient method of increasing living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD also outlines that a dormer extension must not project above the ridgeline of the dwelling, be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side, to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The dormer extension has been amended to increase the set back from the existing rear elevation to 0.3m, and 0.5m (when measuring from the rear eaves). The dormer

extension would also be set in from the shared roofline with No.7 by 0.5m and the roof edge (to the side of No.11) by 0.5m. The revised dormer extension would have a length of 4.7m, a height of 2.2m and a widths of 3.5m and 4.8m.

The proposed set back from the rear elevation would not meet the SPD's guidance of 1m, however, there would be an interface distance of 27m to the primary rear elevation of 16 Fairfield Avenue, 29.8m to the primary rear elevation of 18 Fairfield Avenue, 31.4m to the primary rear elevation of 20 Fairfield Avenue and 32.2m to the primary rear elevation of 22 Fairfield Avenue. Therefore, the interface distances exceed the required 22m within the New Residential Development SPD. Given that the application site is situated on a crescent, there is a change in orientation between the application site and the properties to the rear, and therefore, it is considered that the shortfall of a further 0.7m set back from the rear elevation can be mitigated, and the extension would not negatively impact the dwellinghouses to the rear.

Considering the impact on the neighbouring dwellings 7 and 11 Fairfield Crescent, whilst 2 windows are to be installed within the rear elevation of the dormer which would create a greater vantage point to views, given the orientation of the windows within the rear elevation, the windows do not raise any overlooking concerns.

The proposed dormer extension would be slightly visible from the wider street scene of Fairfield Crescent, and slightly visible from a view in between 12 and 14 Fairfield Avenue. The extension would have a flat roof and be finished in vertical hanging roof tiles to match the existing roof of the dwellinghouse. Dormer extensions can be found within the wider street scene of Fairfield Crescent, so they are not unusual to find in the street scene. As the materials would match that of wider dwellinghouse's existing roof, the dormer extension is considered to be acceptable in visual terms.

The proposed dormer extension would be slightly visible from the wider street scene of Fairfield Crescent, and slightly visible from

The windows would be white UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

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

Other alterations

The 2 rooflights to be installed within the front roof-plane of the main roof of the dwellinghouse raise no overlooking concerns, due to their slanted placement within the roof.

Additionally, the rooflights would be permitted development under Schedule 2, Part 1, Class C of the GDPO 2015 (as amended), as the rooflights would not protrude more than 0.15m beyond the plane of the slope of the original roof and would not exceed the highest part of the roof. The rooflights would protrude 0.1m beyond the front roof-plane and are therefore considered to be acceptable.

Highways

The Householder Development SPD advises that the parking provision of a 4+ bedroom property should provide 3 spaces within the curtilage and that car spaces

provided on front driveways should have dimensions of 5.0m x 3.0m.

At present, the application site currently benefits from a driveway to the front of the property for 2 vehicles. The existing driveway measures 5.2m x 6.7m and is able to provide 2 spaces that each comply with the SPD's dimensions of 5.0m x 3.0m.

As there would only be 2 spaces available on-site, this would fall below the required 3 spaces for a 4+ bedroom property. There is adequate parking provision in-front of the existing driveway to allow for an additional 1 vehicle to park safely, on the street, without blocking the entrance to neighbouring driveways (as shown by Appendix 1).

Therefore, it is considered that a shortfall of 1 parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable.

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
24.11.2025			Location Plan
09.02.2026	1	REV 3	Existing and Proposed Plans and Elevations

Signed Case Officer¹: **Louise Robinson**

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **12/02/2026**

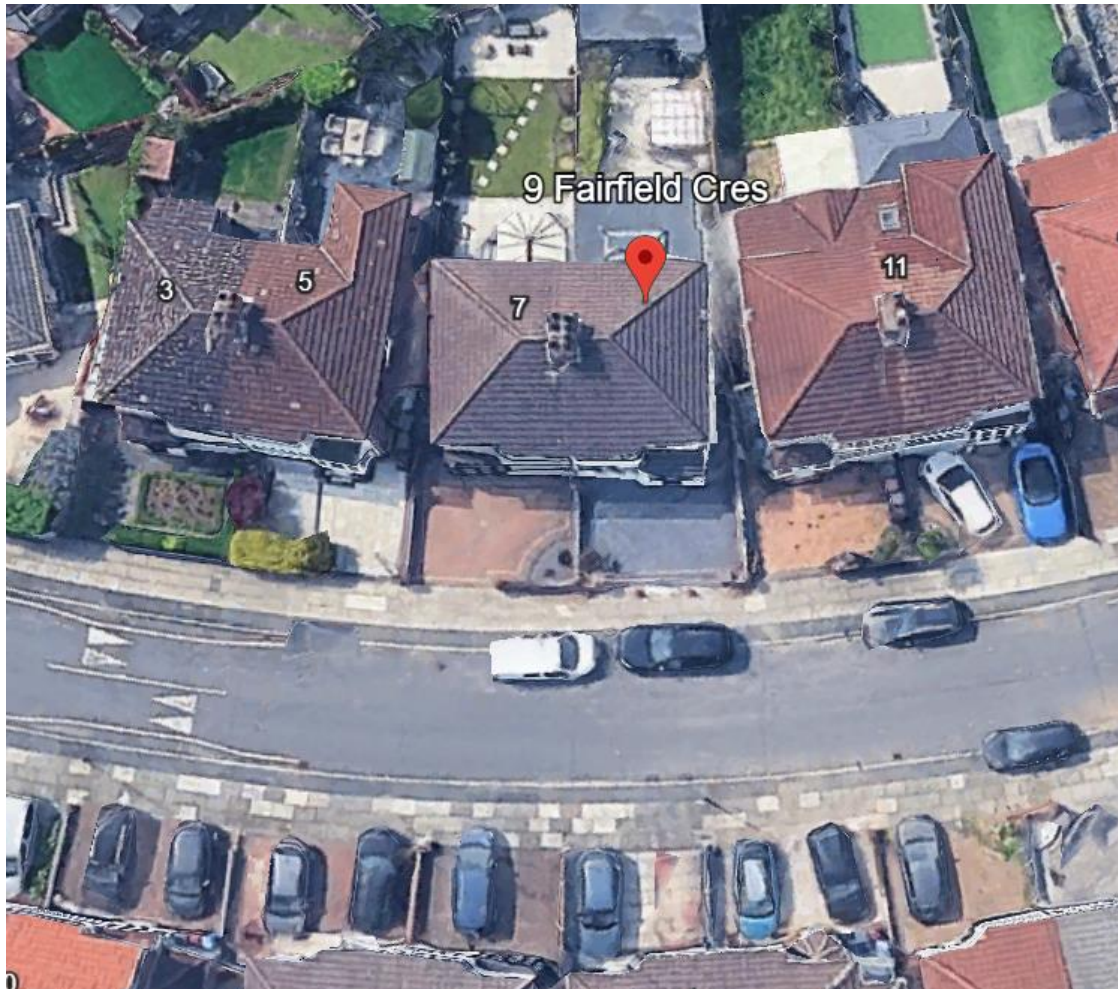
Informatives

N/A

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

Appendix 1 – Parking availability on-street in front of dwellinghouse.



Site



Photographs

