

<u>APPLICATION NO:</u>	25/00307/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	2 Sheppard Avenue, Roby, Knowsley, L16 2LD		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY FRONT AND SIDE WRAPAROUND EXTENSION		

Site Description

The application site is a semi detached house set on the corner of Sheppard Avenue close to the south east of a five way roundabout. The site is an irregular triangle shape which is narrower at the rear and widens towards Sheppard Avenue. There are houses to the north, south, west and east of the site.

Proposal

The proposal is for the erection of a two storey side extension together with the erection of a single storey front and side wraparound extension*.

- The single storey wraparound extension would be 5.7 metres wide, 7.2 metres long and 3.6metres high with an eaves height of 2.6 metres.
- The two storey side extension would be 3.15 metres wide, 5.2 metres long and 7.2 metres high with an eaves height of 5.2 metres.

**The application has been amended to change the proposed roof on the two storey side extension from a gable to a hipped roof.*

Consultations

N/A

Representations

This application has been publicised by letters sent to 9 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Policy

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

Para 7.2 of the Householder Development SPD states that:

“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 at least 1m from the immediately adjoining part of the main front wall of the original dwelling”.

“Side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings”.

Para 7.3 of The Householder Development SPD states that *“Extensions should be constructed in materials and style to match the original dwelling”* and that

“Extensions should normally have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms.

Side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling”.

“Any forward projection would only be acceptable if it would be appropriate to the dwelling’s design and the wider street scene and setting.”

Para 7.5 states that for front extensions and porches, the following criteria apply.

“Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area”.

“Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permit”

“Front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings”

Character of Area

Two Storey Side Extension

The side extension would be a proportionate addition to the main dwelling. The roof of the extension would be lower than that of the main building. The extension would be set back 1m from the main elevation and set back more than 1 metre from the boundary in accordance with the Householder SPD. The roof would now be hipped like the original dwelling. Therefore, there would be no harm to the character of the area.

Single Storey Front and Side Wraparound extension

The wraparound extension would only project 1 metres forward of the front elevation which would not disproportionate. The projection would only be slighter further forward than the existing porch and would not be too far forward or dominate the streetscene. The roof would be pitched in accordance with the Householder SPD. Overall, the proposal will not result in harm to the character of the area.

Neighbour Amenity

Two Storey Side Extension

The two storey side extension would be level with the main rear elevation of the dwelling and would not project any further back. Given this, there would only be oblique and indirect views from 105 Bowring Park Avenue towards the extension. Any impacts on light and outlook are minor compared to the existing two storey rear projection of 2 Sheppard Avenue. As a result, the extension would not cause significant harm through loss of light or outlook.

The proposed rear bathroom window has the potential to cause privacy issues for 105, however, this can be addressed by a planning condition to ensure the bathroom window is obscure glazed. The notations on the plans are not sufficient to safeguard privacy as it would be possible under permitted development Schedule 2, Part 1 Class A of the GPDO 2015 (as amended) to change the windows from obscure glazed to clear without planning permission as it is on the rear, not the side of the building. Therefore, a condition is required.

Single Storey Front and Side Wraparound extension

The wraparound extension would be small scale and would not be in close proximity to any neighbours. It would not affect the amenity of neighbours through loss of light outlook or privacy.

Overall, it is considered that there would not be harm to amenity.

Parking

The proposal would increase the number of bedrooms from 3 to 4. The Householder Development SPD requires 3 parking spaces for a 4 bedroom dwelling, however, the existing parking spaces would be unaffected by the proposal. There is one space currently and this would not change with the proposal. It is considered that the increase of 1 bedroom from 3-4 would not result in significant additional impacts. As a result, it is considered that on balance there would not be significant harm to highway safety from the proposal.

Conclusion

The proposal would be acceptable in relation to street scene and neighbour amenity. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-
 - a. Location Plan - LP1 - (received 13/05/2025).
 - b. Existing and Proposed Site Plan - SP1 - (received 17/06/2025).
 - c. Existing and Proposed Plans and Elevations - PL1 (received 17/06/2025).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 4) Obscure Glazing

The rear window in the bathroom of the two storey side extension (Shown on Plan PL1) shall be

- a. obscure-glazed, and
- b. non-opening unless the parts of the window which can be

opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: In order to protect the privacy of neighbours.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

17/06/2025

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