

<u>APPLICATION NO:</u>	25/00635/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	25 Grangewood, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY REAR EXTENSION		

Site Description

The application site is located at 25 Grangewood, Roby and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, detached dwellinghouse and is served by a dual-pitched roof. The property is brick facing to its elevations with brown UPVC openings and brown, flat roof tiles. The dwelling benefits from an adjoining garage to the side elevation, a front porch projection and a rear conservatory.

Patio slabs provide both a pathway and driveway to the front of the property alongside a front lawn. The rear garden spans a depth of 9.9m and is grass surfaced. Refuse bins are stored to the front of the dwelling. The site is located adjacent the head of a cul-de-sac, with other residential dwellings situated to all directions and dense tree coverage further beyond these properties. The M62 is located to the north of the site, beyond Bowring Park Road. The plot is irregular in its shape, which curves to the side and rear of the plot to accommodate the turning heads to the head of the cul-de-sac.

Proposal

The proposal is for the erection of a two-storey rear extension.

The proposed two-storey rear extension would be a part single, part two-storey rear extension as it would span the full width of the original dwelling to the ground floor, measuring 9.2m, and 3.6m in width at first-floor. Both stories would project 3.1m from the rear elevation of the dwelling. The ground floor rear extension would be served by a mono-pitched roof, which would include 2 no. rooflights and would measure 2.2m at the eaves and 3.4m at the tallest point. The first-floor rear projection would be served by a dual-pitched roof, which would measure 4.9m at the eaves and attain a maximum height of 6.6m at the ridgeline.

The proposal would also see the installation of full height windows to the rear elevation of the existing garage, the south-facing side elevation of the property and the rear elevation of the proposed development.

The existing conservatory would be demolished to make way for the proposal.

The application has seen revisions to the proposal since the original submission, however, the changes included have no greater material impact and therefore no further consultation with neighbours was deemed necessary.

Consultations

None required.

Representations

This application has been publicised by letters sent to 14 neighbours. No representations have been received.

Planning History

No relevant 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)

New Residential Development SPD (2018)

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 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

Single floor rear extension:

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 be set-off the party boundary shared with No.26 by 2.8m. No.28 benefits from a rear conservatory, close to the boundary line, in which the rear elevation of the conservatory is flush to the rear elevation of the application property. The proposed rear extension would project 3.1m beyond the rear elevation of No.26's conservatory and would therefore accord with the Householder Development SPD. The proposed ground floor rear extension would be considered to have a very limited impact by way of overshadowing or presenting overbearing, given the limited depth of the projection and the distance from the boundary. There are no side windows to the proposal and therefore, no overlooking or visual intrusion concerns are raised.

Two storey rear extension:

The Householder Development SPD stipulates that *two-storey extensions of up to 3 metres will normally be acceptable* and that *two-storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary.*

The proposed first-floor rear extension would surpass the 3m policy guidance (by

0.1m). The 0.1m excess of the 3m policy guideline would have a negligible impact due to the marginal difference and moreover, would be set-off the boundary shared with No.26 by 8.4m and subsequently the minor excess would not cause any material difference on amenity impacts, such as overshadowing and undue dominance.

The proposed two-storey rear extension, at its closest, would be erected 3m from the side boundary and at its furthest would retain 6.9m from the rear boundary. The 3m distance of the proposal at its closest would relate to the side plot of the boundary as it begins to meander round to the form the eventually form the rear plot boundary. As the plot curves round to form the rear boundary, the distance retained between the boundary and the proposed development increases. Whilst it is acknowledged that the proposal would appear prominent within the turning head it would still retain some distance from the boundary and comply with 6.14 of the Householder Development SPD outlines that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot* by maintaining a distance of 2.4m from the side plot boundary. This would prevent the proposed extension from presenting domineering and enlarged in the street scene.

The New Residential Development SPD (Appendix 4: Interface distances and private amenity) states that *Development should retain 22 metre interface distances between existing rear principal elevations and proposed principal elevations for two storey properties*. The rear elevation of the application property is orientated to view the front elevation of No.23 Grangewood with an existing interface distance of approximately 31m and therefore, the proposal would retain the minimum interface distance.

The proposed development would be faced in matching external materials, including a masonry brick finish to the elevations, openings and roof finish all annotated to match the existing and this would be further secured by a standard condition for matching external materials. Both roofs of the proposal would be served by pitched roofs and would emulate the general roof profile of the original dwelling.

HIGHWAYS

The application property is a 3-bedroom property with one parking space provided by hardstanding laid out and an adjoining garage. The submitted plans outline that the existing garage would internally, be partially converted to form an office to the rear and storage use to the front; no external alterations i.e. removal of existing garage door and infill brickwork and replacement window are proposed. Whilst the conversion of the garage may result in the loss of a parking space within the curtilage of the dwelling, planning permission is not required to internally convert the garage and there is no record of any such condition prohibiting this.

The proposed development would not increase the existing number of bedrooms at the application property and therefore no additional or replacement parking would be required as the number of bedrooms would not be increased. It is not anticipated that the proposed rear extension would result in any unacceptable impact to highway safety or generate a significant increase to on-street parking or strain on the local highway network.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy and Replacement UDP policies 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. For the avoidance of doubt this will include any brick detailing of the existing dwellinghouse being carried over and emulated to the external elevations of the proposed development, hereby permitted.

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
01/12/2025	-	-	LOCATION PLAN
12/01/2026	003	a	PROPOSED FLOOR PLANS
12/01/2026	004	a	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 16/01/2026

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

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

Informatives

Not applicable.