
<u>APPLICATION NO:</u>	26/00055/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Oakhill, 25 Roby Road, Roby, Knowsley, L36 4HA		
<u>PROPOSAL:</u>	ERECTION OF A RAISED PATIO WITH NEW BI-FOLD DOORS AND ACCESS RAMP TO THE REAR TOGETHER WITH AN EXTERNAL PLATFORM LIFT FOR ACCESS. CREATION OF A NEW ACCESS RAMP TO THE FRONT TOGETHER WITH THE CREATION OF A PORTICO. LANDSCAPING ALTERATIONS WITH PARKING PROVISION AND REPLACEMENT OF EXISTING FRONT ACCESS GATE.		

Site Description

The application site comprises a 5-bed detached dwellinghouse located on Roby Road, Roby. The dwellinghouse is characterised by white render to all elevations, a hipped tiled roof and white UVPC windows with stone cills. The property currently benefits from a single storey side extension and a flat roof garage to the side.

The property also has a large, gated driveway to the front.

The application site is surrounded by predominantly detached, semi-detached and terraced dwellinghouses, however to the north of the site is the Stanley Arms Public House.

Site Constraints

- Tree Preservation Order

Proposal

Planning permission is sought for the erection of a raised patio with new bi-fold doors and access ramp to the rear, together with an external platform lift for access. Permission is also sought to create a new access ramp to the front together with the creation of a portico and carry out landscaping alterations with parking provision and the replacement of the existing front access gate.

Raised patio with bi-fold doors and access ramp to the rear

The proposed raised patio to the rear would have a length of 15.6m, a width of 3.6m and a height of 0.7m and would also incorporate a frameless glass balustrade.

Two-sets of PPC aluminium bi-fold doors would be installed within the rear elevation of the dwellinghouse, to replace the existing doors, to improve accessibility.

The proposed rear ramp would have a width of 1.5m, a total length of 10.0m; with an intermediate landing area after 5.0m of 1.5m x 1.5m, a top landing area of 1.5m x 1.5m and a gradient of 1:15.

External platform access lift to the rear

The external lift to the rear would allow for access to the lower-level garage, and would have a width of 1.1m and a length of 1.4m, as per the provided lift specification.

Access ramp to the front and new portico to front elevation

The proposed front ramp would have a width of 1.2m, a total length of 11.5m; with an intermediate landing area after 5.0m of 1.2m x 1.0m, a top landing area of 2.2m x 2.9m, a bottom landing area of 2.2m x 1.6m and a gradient of 1:15. The ramp would incorporate the design of the existing planting bed.

The proposed portico would have a width of 3.6m, would project 2.4m beyond the existing front elevation and have a flat roof with a height of 2.9m. The portico would be finished in cast stone and would allow for covered wheelchair transfers.

Landscaping alterations with parking provision

The alterations to the front driveway would see the existing gravel finish removed, to allow for the parking area to be re-graded to create a level access to the front elevation. A new permeable block paving driveway would be installed.

Existing gate replacement

A new powder coated aluminium, single swing gate would be installed to improve access to the site, following the removal of the existing double gate.

Consultations

Environmental Health – No objections.

Conservation – No objections.

Representations

This application has been publicised by letters sent to 16 neighbours, a site notice displayed near to the site and a press notice. No representations were received as a result of the publicity given to the application.

Planning History

08/00299/FUL	RETENTION OF 1.8-METRE-HIGH TIMBER FENCING TO REAR/SIDE BOUNDARY. Refused (29 July 2008) Appeal Dismissed (14 May 2009)
08/00298/FUL	ERECTION OF GROUND FLOOR FRONT/SIDE EXTENSION, FIRST FLOOR FRONT/SIDE EXTENSION AND ERECTION OF PART TWO STOREY/PART FIRST FLOOR SIDE/REAR EXTENSIONS TOGETHER WITH CONSTRUCTION OF PITCHED ROOF OVER EXISTING FLAT ROOF GARAGE AND NEW ROOF OVER MAIN HOUSE AS EXTENDED. CONSTRUCTION OF NEW VEHICULAR ACCESS. ERECTION OF ROMAN PORTICO COLUMNS TO FRONT

ENTRANCE.

Granted (29 July 2008)

05/00795/OUT OUTLINE APPLICATION FOR THE ERECTION OF 24 NO. APARTMENTS IN 4 NO. THREE STOREY BLOCKS INCLUDING NEW ACCESS TO ROBY ROAD (EXISTING DWELLINGS TO BE DEMOLISHED) - RESUBMISSION OF REFUSED APPLICATION 05/00060/OUT.

Refused (19 September 2005)

05/00060/OUT OUTLINE APPLICATION FOR THE ERECTION OF 24 NO APARTMENTS (DEMOLITION OF EXISTING DWELLINGS) AND CONSTRUCTION OF NEW ACCESS TO HIGHWAY (DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING RESERVED FOR FUTURE APPROVAL).

Refused (24 March 2005)

Appeal Dismissed (09 January 2006)

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.

NATIONAL PLANNING POLICY FRAMEWORK

Section 16 Conserving and Enhancing the Historic Environment

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Section 72 (1) Conservation Areas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles
Policy CS19 Design Quality and Accessibility in New Development
Policy CS20 Managing the Borough's Historic Environment

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

Policy H5 Development within Primarily Residential Areas
Policy H8 Primarily Residential Areas
Policy DQ5 Development in Conservation Areas

SUPPLEMENTARY PLANNING DOCUMENTS

Householder 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 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 CS20 of the of the Core Strategy states that proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape.
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss.
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal.
- d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans

Saved Policy DQ5 of the Replacement Knowsley UDP states that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area.
- b) Existing plot layouts and the street scene.

- c) Important views into, within and out of the Conservation Area.
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls and traditional paving).
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development.
- f) The visual impact on any vehicular access, parking, or servicing / delivery areas that are needed to serve the development.

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 alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Raised patio with bi-fold doors and access ramp to the rear

The raised patio to the rear would have a height of 0.7m, which would slightly enhance views from the rear elevation of the dwellinghouse, at ground floor level.

Considering any impacts on the dwellinghouse to the rear The Hollies, Lawton Road, the proposed raised patio and access ramp would be situated 11.2m away from the rear/side shared boundary and 12m to the blank gable elevation of the neighbouring property. The proposed patio does not raise any overlooking concerns, as it would not create any additional views not already available from the first-floor windows of the property, and would not have a negative impact on the amenity of the neighbouring dwelling to the rear.

Considering any impacts on 13 Colin Close, and the wider terraced block of Colin Close, the proposed raised patio would be situated 9.7m away from the shared boundary with No.13. The boundary between the properties is 2.3m high. The patio and ramp raise no overlooking concerns, as there is an additional raised boundary treatment between the applicant's garden and garage (as shown by Appendix A) which is 3m high. Any additional views created from the raised patio would primarily look on to the garage driveway and the cul-de-sac aspect of Lawton Road (behind 13 Colin Close). Therefore, the raised patio would have a limited impact on No.13.



Appendix A – Boundary treatments available between the application site and neighbouring property 13 Colin Close.

The raised patio and access ramp would have no impact on 27 Roby Road, as any views would be obscured by the boundary treatments, due to a changing of land levels.

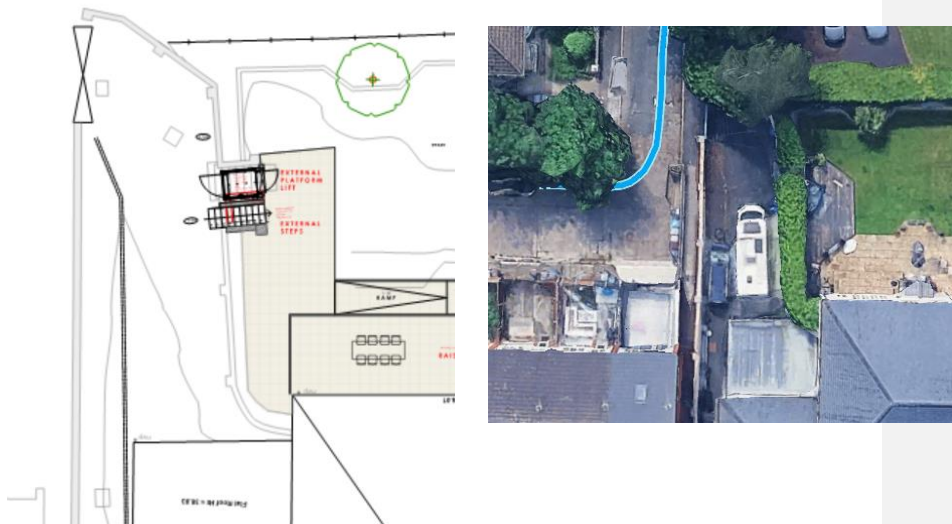
The bi-fold doors within the rear elevation raise no overlooking concerns, due to boundary treatments, ground floor siting and orientation within the rear elevation of the dwellinghouse.

In summary, the proposed raised patio, bi-fold doors and rear access ramp are considered to be acceptable in terms of any impacts on the residential amenity and comply with Policies CS2 and CS19 of the Core Strategy.

External platform access lift to the rear

The proposed platform access lift to the rear would be situated within the curtilage of the application site, in the same location as the existing side access gate to the lower-level garage (as shown by Appendix B). The lift would not be visible to 27 Roby Road and The Hollies, Lawton Road, as the lift would be screened by boundary treatments and vegetation. The lift would be visible from the highway of Lawton Road, however, as the lift would be contained within the site and would be situated 21.4m away from the front elevation of 107 Lawton Road, the proposed platform lift would not impact the amenity of the neighbouring dwellinghouses and would comply with Policies CS2 and CS19 of the Core Strategy.

Commented [JS1]: Can you show me where this is?



Appendix B – Location of proposed platform access lift

Access ramp to the front and new portico to front elevation

The proposed ramp to the front of the property would not impact the amenity of the neighbouring dwellinghouses, as the ramp would slope downhill towards No.27, and would be situated behind existing boundary treatments.

The proposed portico would not impact the amenity of 27 Roby Road or 13 Colin Close, as the structure would be situated 11.9m away from the shared boundary with No.27 and 15.8m from the shared boundary with No.13.

In summary, the proposed front access ramp and portico are considered to be acceptable in terms of any impacts on the residential amenity and comply with Policies CS2 and CS19 of the Core Strategy and Policy H8 of the Replacement UDP.

Impact on Heritage and Design

Planning (Listed Building and Conservation Areas) Act 1990

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Conservation areas – Section 72 (1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 203 of the NPPF (2024) outlines that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) The desirability of sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation.
- e) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- f) The desirability of new development making a positive contribution to local character and distinctiveness
- g) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 210 of the NPPF (2024) states in determining planning applications LPAs should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Impact on the Conservation Area

The host dwelling is located outside the designated Roby Conservation Area but sits

within its wider setting along Roby Road. Through its scale, massing and established frontage, the site contributes to the visual setting to the Roby Conservation Area.

The application site is screened by boundary treatments and vegetation and can be slightly seen from the street scene of Roby Road.

The proposed raised patio would have a length of 15.6m, a width of 3.6m and a height of 0.7m and would also incorporate a frameless glass balustrade. The proposed rear ramp would have a width of 1.5m, a total length of 10.0m; with an intermediate landing area after 5.0m of 1.5m x 1.5m, a top landing area of 1.5m x 1.5m and a gradient of 1:15, which would comply with HM Government Building Regulations. The external lift to the rear would allow for access to the lower-level garage and would have a width of 1.1m and a length of 1.4m, as per the provided lift specification. The installation of a raised patio with ramped access to the rear of the building, external platform lift and aluminium bi-fold doors raise no concerns, as these alterations are located to the rear of the property, and there would be no impact on the setting of the Conservation Area.

The proposed portico would have a width of 3.6m, would project 2.4m beyond the existing front elevation and have a flat roof with a height of 2.9m. The portico would be modest in scale, and the use of cast stone material would be sympathetic to the building and consistent with the traditional material palette of the conservation area. While the portico would be visible from Roby Road, owing to the stone wall and hedges that form the boundary treatment and notable screening, any visibility will be limited and glimpsed at most. Additionally, the scale and materiality would integrate well with the existing building and would not result in harm to the setting of the conservation area.

The proposed front ramp would have a width of 1.2m, a total length of 11.5m; with an intermediate landing area after 5.0m of 1.2m x 1.0m, a top landing area of 2.2m x 2.9m, a bottom landing area of 2.2m x 1.6m and a gradient of 1:15. The ramp would incorporate the design of the existing planting bed and would comply with Regulations 2010, raising no design concerns.

The proposal further includes landscape alterations to the front yard to provide parking. The replacement of the existing gravel with block paving for parking would be a ground-level change within the site and would not be clearly visible from public viewpoints. As such, these works would not harm the setting of the Roby Conservation Area.

The replacement gate of a new powder coated aluminium, single swing gate to improve access to the site, following the removal of the existing double gate would be acceptable to the setting of the Roby Conservation Area, as the proposed design would not harm the setting of the Conservation Area. Correspondence with the agent has confirmed that the gate would be finished in a muted and tonal colour, as per the recommendation by the conservation officer. The precise colour is to be secured by condition.

The colour of the gate must be carefully selected to avoid contrasting with the surrounding environment. A muted, tonal finish would be more appropriate and would better preserve the character and appearance of the conservation area. The precise colour is to be secured by condition.

In summary, the proposal would cause no harm to the contribution made by the setting to the character and appearance of the Roby Conservation Area. Therefore, the scheme would accord with the aims of Chapter 16 of the NPPF and conform to

Policies CS19 and CS20 of the Core Strategy and Policy DQ5 of the Replacement UDP.

Highways

The dwellinghouse will remain as a 5-bedroom property.

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

The property currently benefits from a large driveway to the front, with a length of 31.1m and a width of 13.1m, allowing for more than 3 vehicles to park within the curtilage. The new driveway would continue to allow significantly more than 3 vehicles to park within the curtilage of the dwellinghouse.

The landscaping alterations would see the existing gravel driveway be re-graded to allow level access to the front entrance. The new driveway would be finished in a permeable block paving and raises no highways concerns.

Therefore, as the new driveway would more than comply with the SPD's guidance, the proposal 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, impact on The Roby Conservation Area, 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 raised patio hereby permitted shall be finished in render to match the existing dwellinghouse and shall have a frameless glass balustrade, as indicated on drawing no. P-001 (REV B).

Reason: To preserve the character and appearance of The Roby Conservation Area and to comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 4) The bi-fold doors to be installed shall be PPC Aluminium, as indicated on drawing no. P-001 (REV B).

Reason: To preserve the character and appearance of The Roby Conservation Area and to comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 5) The flat roof portico to be installed to the front elevation shall have a cast stone finish, as indicated on drawing no. P-001 (REV B).

Reason: To preserve the character and appearance of The Roby Conservation Area and to comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 6) The external step lift to be installed shall be as per the lift specifications provided (as of 07 April 2026).

Reason: To preserve the character and appearance of The Roby Conservation Area and to comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 7) The replacement gate to the front of the property shall be a single swing gate finished in powder coated aluminium (as per correspondence with the agent as of 07 April 2026).

Reason: To preserve the character and appearance of The Roby Conservation Area and to comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 8) The precise colour of the proposed gate shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of The Roby Conservation Area and to comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 9) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23.02.2026	PRO 213	-	PLANNING STATEMENT
23.02.2026	(PL) E-001	REV A	SITE LOCATION PLAN AND BLOCK PLAN
23.02.2026	P-001	REV B	PROPOSED PLANS AND ELEVATIONS
07.04.2026	-	-	GARTEC ELEGANCE STEP LIFT SPECIFICATION
07.04.2026	-	-	EMAIL FROM AGENT CONFIRMING MATERIALS OF PROPOSED GATE
13.04.2026	-	-	EMAIL FROM AGENT CONFIRMING COLOUR OF PROPOSED GATE

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 20/04/2026

Informatives

Not Applicable.

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

