

<u>APPLICATION NO:</u>	26/00134/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	16 Albury Road, Southdene, Kirkby, Knowsley, L32 7PP		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY REAR EXTENSION.		

Site Description

The application site comprises a two-storey 2-bed end-of-terrace dwelling located on Albury Road, Southdene. The dwellinghouse is characterised by render to all elevations and a gable tiled roof with solar panels to the front roof-plane. The property does not currently have any extensions and has off-street parking available to the front for two vehicles.

The attached neighbouring property and detached neighbouring property 14 and 18 Albury Road do not benefit from any extensions. The immediate surrounding area is characterised by similarly designed two-storey terraced dwellinghouses.

The application site is situated within a Primarily Residential Area, as allocated by the Knowsley Local Plan: Core Strategy.

Proposal

Planning permission is sought for the erection of a two-storey extension to the rear.

The extension would have a width of 3.9m and would project 3.0m beyond the existing rear elevation. The extension would have a dual-pitched tiled roof with an eaves height of 5.2m and a ridge height of 6.8m. The ridge height would incorporate a dropped ridge of 1.0m from the existing dwellings roof height.

The extension would be finished in render to match the existing dwelling and would have two ground floor windows within the side elevation (side of No.18), double doors within the side elevation (side of No.14), and one first-floor window within the rear elevation.

The application has been amended to reduce the projection of the extension from 3.2m to 3.0m to protect the neighbouring amenity.

Consultations

None required.

Representations

This application has been publicised by letters sent to 10 neighbours. One representation of general comments was received as a result of the publicity given to the application.

General Comments

- Would like to know if the two-storey rear extension would have any windows within the side elevations at first-floor level.

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
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

RESIDENTIAL AMENITY AND DESIGN

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 two-storey extensions with a projection of up to 3.0m will normally be acceptable, should not come within 7.0m from the rear boundary and should normally have a pitched roof.

The two-storey rear extension would have a width of 3.9m, would project 3.0m beyond the existing rear elevation of the dwelling and would be set in from the shared boundary with the attached neighbouring dwelling No.14 by 2.1m. The extension would also be set in from the shared boundary with 18 Albury Road, 10 and 12 Peatwood Avenue by 3.0m and would be set away from the rear boundary by 9.3m.

The initial proposed projection of the extension was 3.2m, however, the projection has been amended to be 3.0m to reduce any impacts on the amenity of the neighbouring dwellings. Therefore, the two-storey extension would comply with the Householder Development SPD in terms of its projection.

Considering the impact on the attached neighbouring dwelling 14 Albury Road, the extension would project 3.0m beyond the rear elevation of No.14. As the projection would comply with the guidance provided by the SPD, the proposed rear extension would not have a negative impact on the amenity of No.14 and would be acceptable.

The New Residential Development SPD advises that development should retain 22 metre interface distances between existing rear principal elevations and proposed principal elevations for two-storey properties. Considering the impact on the neighbouring dwelling to the rear 35 Cleadon Road, the rear-to-rear interface distance would be 21.5m. Whilst this distance would fall short of the SPD's guidance by 0.5m, the projection of the extension has been amended from 3.2m to 3.0m, to allow for a further interface distance between the properties. Additionally, whilst one first-floor window would be installed within the rear elevation, this would not create any additional views not already available from the rear of the property. In this instance, the shortfall of 0.5m is considered to be minimal, and the proposed extension is considered to be acceptable.

The New Residential Development SPD also advises that development should retain a 12m interface distance between principal elevations and gable elevations. Considering the impact on the neighbouring dwellings to the northeast 18 Albury Road, 10 and 12 Peatwood Avenue, there would be an interface distance of 13m between the rear elevations of the neighbouring dwellings and the side elevation of the proposed extension, more than complying with the SPD's guidance. Therefore, the proposed extension would not have a negative impact on the amenity of No's 18, 10 and 12.

The Householder Development SPD advises that two-storey rear extensions should

not come within 7.0m from the rear boundary. The proposed extension would be set away from the rear boundary by 9.3m and therefore complies with the SPD's guidance.

The extension would have a dual-pitched roof and would be finished in render. As the roof-profile and render finish would match that of the existing dwellinghouse, the proposed materials and design are considered to be acceptable in visual terms.

The two windows to be installed within the side elevation (side elevation facing No.18 and No.10) raise no overlooking concerns. Whilst the SPD states that windows should normally be restricted to rear elevations to avoid overlooking, given that the windows would be located at ground floor and would serve non-habitable rooms, a condition will be included to ensure that these windows have obscure glazing installed, to protect the amenity of the application site as well as the neighbouring dwellinghouses. Additionally, the double doors within the side elevation (side of No.14) raise no overlooking concerns. Again, whilst the SPD states that the doors should be within the rear elevation, given the ground floor siting and unavailability of space to install the doors within the rear elevation, due to the proposed layout of the extension, a condition will be included to ensure that these double doors have obscure glazing installed to protect the amenity.

In summary, the two-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 CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwellinghouse would be increased from a 2-bed to a 3-bed property.

The Householder Development SPD advises that the parking provision of a three-bedroom property should provide 2 spaces within the curtilage and that car spaces on front driveways should have dimensions of 5.0m x 3.0m.

At present, the dwelling benefits from a driveway to the front/side of the property for two vehicles; allowing for one vehicle to be parked in a vertical position, and a further vehicle to be parked at angle. As the development would be situated to the rear of the property, the extension would have no impact on the parking availability at the property.

Additionally, as two parking spaces are available within the curtilage, the development complies with the SPD's guidance and would have no impact on the highway.

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.

- 4) No part of the development hereby permitted shall be used or occupied until the two proposed ground floor windows within the side elevation (side of No.18) and the proposed double doors within the side elevation (side of No.14) of the proposed extension as indicated on Drawing No.3046-03 (REV B) has been glazed with obscure glass to level 4/5. The obscure glazed side elevation shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07.04.2026	3046-01	REV A	LOCATION AND SITE PLAN
29.05.2026	3046-03	REV B	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Louise Robinson**

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

15/06/2026

Informatives

N/A

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