

<u>APPLICATION NO:</u>	26/00083/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	55 Easton Road, Roby, Knowsley, L36 4NY		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING DETACHED GARAGE.		

Site Description

The application site comprises a two-storey 3-bed end-of-terrace dwelling located on Easton Road, Roby. The dwellinghouse is characterised by half brick / half pebbledash render to the front/side elevations and white-painted brick to the rear elevation and a hipped tiled roof. The property currently benefits from a single storey rear extension, a canopy to the front elevation and a single storey detached garage situated within the rear garden.

The site also has off-street parking available to the front/side.

The attached neighbouring dwelling 53 Easton Road benefits from a single storey rear extension. The application site is surrounded by residential dwellinghouses to the north, east and west of the site. To the south of the site, the application site shares a boundary with Roby Park Primary School.

Proposal

Planning permission is sought for the erection of a two-storey side extension and a single storey rear extension, following the demolition of the existing detached garage.

Two-storey side extension

The two-storey side extension would have a width of 2.3m and a length of 7.6m. The extension would have a hipped tiled roof with an eaves height of 5.6m, a ridge height of 7.9m and would incorporate a dropped ridge of 0.2m.

The extension would be finished in half brick (at ground floor level) / half render (at first-floor level) to the front and side elevations and brick to the rear elevation to match the existing dwellinghouse. The extension would also have two windows at first-floor level (one within the front elevation and one within the rear elevation) and have double doors within the front elevation to access the proposed storage area.

Single storey rear extension

The single storey rear extension would have a width of 7.5m and would project 5.0m beyond the existing rear elevation. The extension would have a flat roof with a roof lantern installed with a height of 2.9m (3.2m when including the roof lantern).

The extension would be finished in brick to match the existing dwellinghouse and would have one window and sliding doors within the rear elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 9 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

21/00282/FUL ERECTION OF TWO STOREY SIDE EXTENSION AND
SINGLE STOREY REAR EXTENSION

Granted (16 June 2021)

The applicant has re-applied for planning permission, due to the three-year time limit expiring in June 2024.

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

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

Residential Amenity

Two-storey side extension

The Householder Development SPD outlines that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid causing a terracing effect, either by themselves or in conjunction with similar extensions.

The SPD also outlines 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.

The two-storey side extension would have a width of 2.3m and a length of 7.6m. The proposed extension would be set away from the shared boundary with No.53 and would sit 0.3m away from the shared boundary with Roby Park Primary School.

The extension would be set back from the existing front elevation by 0.2m, would incorporate a dropped ridge of 0.2m and would not be set back at first-floor level. As there is no direct neighbouring property to the side of the dwellinghouse that the extension will be constructed, the proposed side extension would not create an actual or potential terracing effect and the 1m minimum space or 1m first-floor set back requirement can be relaxed.

Considering the impact on Roby Primary School, the extension would be situated next to the school's playing field. Therefore, the extension would have no impact on the amenity of the school, as the school building is located a significant distance away from the application site.

There would be no impact on the amenity on the attached neighbouring dwellinghouse 53 Easton Road, as the extension is located away from No.53.

The proposed two-storey side extension would be visible from the wider street scene of Easton Road. The extension would be finished in half brick / half render to the front and side elevations and brick to the rear elevation and have a hipped tiled roof. Therefore, as the materials and roof design would match that of the existing dwellinghouse, it is considered that the extension would be in keeping with the host dwelling and the character of the local area and is considered to be acceptable in visual terms.

The additional windows within the front and rear elevations at first-floor level do not raise any overlooking concerns as they would not provide any additional views not already available from the front of the dwelling. Additionally, as drawing no. SL 002 (REV C) indicates that the rear window would serve an en-suite, a condition will be included to ensure that this window is installed with obscure glazing, to protect privacy.

In summary, the two-storey side 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 H8 and guidance provided by the Householder Development SPD.

Single storey rear extension

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 advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The single storey rear extension would have a width of 7.5m and would project beyond the existing rear elevation by 5.0m. The extension would exceed the SPD's guidance by 1.0m, causing the 45-degree principle to be applied.

Considering the impact on 53 Easton Road, the extension would be set in 0.2m from the shared boundary and would not project beyond the rear elevation of No.53, as the attached neighbouring dwelling benefits from a single storey rear extension that projects 5.8m. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwellinghouse and would be acceptable.

There would be no impact on the amenity of Roby Primary School.

The extension would have a flat roof with a roof lantern installed. Whilst the extension would be slightly visible from Easton Road due to the Primary School's paladin fencing, the proposed roof-type would be in keeping with the character of the dwellinghouse and the local area given its modern appearance. Therefore, the proposed roof-profile is considered to be acceptable and would not have a negative impact on the visual amenity.

The extension would be finished in brick to match the existing dwellinghouse. As the materials would match the wider dwellinghouse, the extension is considered to be acceptable in visual terms.

The one window and sliding doors to be installed within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension.

In summary, the single 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 H8 and guidance provided by the Householder Development SPD.

Highways

The dwellinghouse would be increased from a three-bedroom property to a four-bedroom property.

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a two-storey side extension. The Householder Development SPD advises that the parking provision of a 4-bedroom property should provide three 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 is currently block paved to the front, in which the paved area measures 8.0m x 5.3m. Due to boundary treatments to the front, the driveway currently allows for one vehicle to park comfortably within the curtilage.

As part of the development, the existing front boundary treatment would be removed to allow for an additional vehicle to park within the curtilage measuring 5.3m x 3.0m, complying with the SPD's guidance regarding the parking space dimensions.

Whilst two spaces would be available on-site, this would fall below the required three spaces for a 4-bedroom property. There is adequate parking provision in-front of the driveway to allow for an additional one vehicle to park safely on the street, without blocking the entrances to neighbouring driveways. Therefore, it is considered that a shortfall of one 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, highway safety and environmental health. 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 proposed window within the rear elevation at first-floor level which would serve the en-suite, as indicated on Drawing No. SL 002 (REV C) has been glazed with obscured glass to level 4/5. The obscure glazing 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.

- 5) No part of the accommodation / development hereby permitted shall be occupied until the parking provision shown on areas indicated in Drawing No. SL 003 (REV A) and associated footway crossing modifications have been provided. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and safety and to comply with Policy CS7 of the Core Strategy.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.03.2026	TQRQM26065130 125130	-	LOCATION PLAN
10.03.2026	SL 002	REV C	PROPOSED PLANS AND ELEVATIONS
14.04.2026	SL 003	REV A	EXISTING AND PROPOSED CAR PARKING

Signed Case Officer¹: Louise Robinson

**Signed Authorising
Officer²:** Jo Sheridan

Date: 21/04/2026

Informatives

1. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority may carry out these works.

For the avoidance of doubt, the applicant is advised that the widening of the vehicular dropped kerb must be undertaken by Knowsley Council's approved contractor, Tarmac.

Contact details:

✉ Knowsley.highways@tarmac.com

☎ 0800 023 2334

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

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