

APPLICATION NO: 25/00655/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH: N/A

LOCATION: 23 Westfield Avenue, Roby, Knowsley, L14 6UY

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

Site description

The application site is at 23 Westfield Avenue, Roby and is a two-storey end-terrace dwellinghouse set within a rectangular plot. The dwelling is situated within a primarily residential area in the Local Plan Policies Map. The property has existing single storey rear extensions that project 2.6m and 1.3m that are to be demolished to make way for the proposed extension. The boundary treatments to the side of the property consist of timber fence panelling measuring 1.1m in height. Neighbouring properties at 21 and 25 Westfield Avenue have small rear extensions, and number 27 Westfield Avenue has a larger rear extension similar to the one proposed.

Proposal

The proposal is for the erection of a single storey rear extension. The proposed rear extension would have a projection of 3m adjacent to the neighbouring property number 21 and a projection of 4m adjacent to the neighbouring property number 25 with a width of 5.3m. The extension would have a flat roof measuring 3.2m in height with a roof lantern skylight measuring 0.6m in height, 1.5m in length and 2.5m in width.

Consultations

None required.

Representations

This proposal was publicised by way of site notice and via letters sent to 9 neighbours. No representations have been received as a result of the publicity given to the application.

Planning history

None.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS19 – Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

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 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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposal would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design 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

The Householder Developer SPD states that *single storey 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*. It further clarifies that *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 dwellings*.

The proposed rear extension would have a projection of 4m and would therefore be compliant with the SPD. The proposed development would be set in by 0.18m from the boundary of the neighbouring property (No. 21) and given the compliance with wider SPD guidance, would not be considered to result in any unacceptable harm via overshadowing or dominance.

The SPD outlines that the *extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out, the storage of refuse bins, etc*. The submitted plans show that over 50% of the rear garden would be retained, ensuring adequate private garden space is maintained. Additionally, the proposed extension would use materials to match those of the existing dwelling and would therefore be acceptable in terms of design.

Highways

The application is for a single storey rear extension. This proposal would not increase the number of bedrooms or reduce any existing parking spaces. Consequently, the proposal would not impact on existing parking arrangements or pose any highway safety concerns and therefore, is acceptable.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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 no later than the expiration of three years beginning with the date of this permission.

Reason: 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 interest 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.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
04/12/2025	25053 - 03	A	Proposed site plan & 3D views
04/12/2025	25053 - 04	A	Proposed ground floor plan
04/12/2025	25053 - 05	A	Proposed elevations
04/01/2025	25053 - 01	A	Location and site plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 04/02/2026

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

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