

<u>APPLICATION NO:</u>	25/00463/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	17 Fairfield Avenue, Roby, Knowsley, L36 4JE		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

Two-storey semi-detached dwelling located on Fairfield Avenue, Roby. The dwelling is characterised by white pebbledash render to the front and side elevation, brick to the rear elevation, a hipped tiled roof and grey UPVC windows. The property currently benefits from a single storey kitchen outrigger to the rear.

There is also off-street parking available for 1no. vehicle to the front of the dwellinghouse.

The attached neighbouring dwelling No.15 Fairfield Avenue benefits from a single storey rear extension, and the other neighbouring dwelling No.19 Fairfield Avenue benefits from a single storey rear extension and conservatory.

Proposal

Planning permission is sought to erect a single storey extension to the rear, following the demolition of the existing kitchen outrigger.

The proposal would also include the installation of a new UPVC window within the rear elevation (at first-floor level) to replace the existing window; to avoid the ridge of the proposed extension.

The extension would have a projection of 5.0m beyond the existing rear elevation of the dwelling and a width of 5.09m. It would have a pitched roof with 2no. rooflights installed (to the left-hand side roof plane), with an eaves height of 2.69m and a ridge height of 3.67m. UPVC bi-fold doors and a pitched window above are to be installed within the rear elevation.

It would allow for a larger open plan kitchen / dining area.

Consultations

None required.

Representations

This application has been publicised by letters sent to 3 neighbours. No comments or objections were received during the consultation period.

Planning History

Building Control History

S81/0841 Kitchen Extension

Approved (30.10.1981)

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) 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 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.

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.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

As such, the domestic single storey rear extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Single Storey Rear Extension

The Householder Development 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 proposed extension would have a projection of 5.0m beyond the rear elevation of the existing dwelling and a width of 5.09m, which would exceed the SPD's guidance by 1.0m, requiring the 45-degree rule to be applied.

Impact on No.15 Fairfield Avenue

In regard to any impacts on the attached neighbouring dwelling No.15, the proposed rear extension would not project beyond the rear elevation of the neighbouring dwellings single storey rear extension. As such, the extension would not breach the 45-degree principle. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

Impact on No.19 Fairfield Avenue

In regard to any impacts on the other neighbouring dwelling No.19, the proposed rear

extension would not project beyond the rear elevation of the neighbouring dwellings conservatory. As such, the extension would not breach the 45-degree principle. Therefore, the extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The additional bi-fold doors and pitched window within the rear elevation of the extension raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation within the rear elevation of the extension.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Other Alterations

The 1no. replacement window within the rear elevation (at first-floor level) raises no overlooking concerns as it would be a like-for-like replacement and would not create any additional views not already available from the existing window.

Design

The proposed single storey rear extension would not be visible from the wider street scene of Fairfield Avenue, as it would be situated behind the existing dwelling. The extension would be finished in a rendered blockwork. As render can be found to the front and side elevations of the dwelling, the extension is considered to be acceptable in visual terms.

The extension would have a pitched roof with 2no. rooflights installed (within the left-hand side roof plane). Whilst the roof-profile to the main dwellinghouse is a hipped roof, as the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and complies with SPD guidance.

The doors and windows to be installed would be UPVC. The additional doors and windows would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Overall, the extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity. 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 development hereby permitted shall have a render finish to the proposed extension, as detailed on Drawing No.02 (amended as of 08.08.2025).

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 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
06.08.2025			Block Plan
08.08.2025	LP 100		Location Plan
08.08.2025	02		Proposed Plans and Elevations

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **23.09.2025**

Informatives

N/A

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

Site Photographs

