

<u>APPLICATION NO:</u>	26/00029/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	16A Elstead Road, Westvale, Kirkby, Knowsley, L32 4TF		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION WITH GABLE ROOF TOGETHER WITH LOFT CONVERSION WITH A FLAT ROOF REAR DORMER.		

Site Description

The application site comprises a single storey 2-bed semi-detached bungalow located on Elstead Road, Kirkby. The dwelling is characterised by brick to all elevations and a gable tiled roof with solar panels to the front elevation. The property does not currently benefit from any extensions.

The property has off-street parking available for 1 vehicle.

The attached neighbouring dwelling 16 Elstead Road does not benefit from any extensions. The detached neighbouring dwelling 18 Elstead Road benefits from a two-storey rear extension and a single storey front extension. The immediate surrounding area is predominantly characterised by two-storey terraced dwellinghouses, however there are some semi-detached two-storey and bungalow dwellinghouses, similar to the application site.

Proposal

Planning permission is sought to erect a single storey side extension and a rear dormer extension to the rear of the dwellinghouse.

Single storey side extension

The side extension would have a width of 2.3m and a length of 9.9m. the extension would have a gable tiled roof with an eaves height of 2.6m and a ridge height of 4.8m.

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

Rear dormer extension

The dormer extension has been amended following correspondence with the agent to now be situated above the existing rear roof-plane and the proposed side extension. The revised extension would have a length of 7.7m, a depth of 4.8m and a height of 2.1m, providing an additional 38.8m³ of roof-space. The dormer would be set back from the main rear elevation of the dwellinghouse (along the horizontal line) by 0.2m, be set in from the roof edge by 0.3m (to the side of No.18) and would be set in from the shared boundary line with No.16 by 0.4m.

The dormer extension would have a flat roof, be finished in facing roof tiles to match the existing roof and would have two windows within the rear elevation.

The proposal has been amended following correspondence with the agent to remove the front dormer extension from the proposal, due to extension being non-compliant with local planning policy and guidance.

Consultations

Environmental Health – No objections.

Representations

This application has been publicised and re-publicised (once the amendments had been made) by letters sent to 6 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

74/07386/HIST OFF WHITEFIELD DRIVE/ELSTEAD RD KIRKBY: -
ERECTION OF 9 NO BUNGALOWS AND 11 NO HOUSES

Granted (12 January 1983)

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel 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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection or 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 a Primarily Residential Area in the Knowsley Local Plan: Core Strategy. As such, the proposed extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity and Design

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a width of 2.3m and a length of 9.9m.

Considering any impact on 18 Elstead Road, whilst there is a window located in the gable elevation of the neighbouring dwellinghouse at first-floor level, a previously approved planning application (app reference 05/00814/FUL) for the neighbouring dwellinghouse's two-storey rear extension indicates that the window serves a bathroom, and as such, the window is considered to be non-habitable. Therefore, the extension would not have a limited impact on the amenity of No.18.

The extension would have no impact on 16 Elstead Road, as the extension would be located away from No.16.

The single storey side extension would be visible from the wider street scene of Elstead Road. The proposed extension would have a brick finish and have a gable tiled roof. As the materials and roof-profile 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 window within the front elevation and door within the rear elevation do not raise any overlooking concerns as they would not provide any additional views not already available from the front / rear of the dwellinghouse.

In summary, the single 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.

Rear dormer extension

The Householder Development SPD outlines that roof alterations and dormer extensions can prove a convenient method of increasing living space within a dwelling. However, care should be exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD also outlines that a dormer extension must not project above the ridgeline of the dwelling, be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side, to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The rear dormer extension would have a length of 7.7m, a depth of 4.8m and a height of 2.1m. The extension would be set back from the main rear elevation by 0.2m (when measured along the horizontal line), be set in 0.3m from roof edge by 0.3m (to the side of No.18) and would be set in 0.4m from the shared boundary line with No.16.

The proposed set back from the rear elevation would not meet the SPD's guidance of 1m, however, there would be an interface distance of 22m to the primary rear elevation of 32 and 34 Denver Road. Additionally, it is also noted that the extension would not meet the SPD's guidance in relation to the 'set-in' from the roof edge. Due to the application site being a single storey bungalow and both the dwellings to either side of the site and to the rear of the site are of a two-storey nature, the guidance shortfall does not raise any significant concerns. Furthermore, whilst the dormer extension would create an 'additional' storey to the application site, given that the rear interface distance would comply with the New Residential Development's SPD

guidance of 22m rear to rear elevations, and the dormer extension would be set back from the rear elevations of No.16 and No.18, it is considered that the set back and set in shortfalls can be mitigated and the extension would not impact the amenity of the neighbouring dwellinghouses.

Whilst two windows would be installed within the rear elevation of the dormer extension which would create a greater vantage point to views, given the orientation of the windows within the rear elevation, the windows do not raise any overlooking concerns.

The dormer extension would not be visible from the wider street scene of Elstead Road. The extension would have a flat roof and would be finished in tiles to match the existing roof. As the materials would match that of the wider dwellinghouse's existing roof, the dormer extension is considered to be acceptable in visual terms.

In summary, the rear dormer 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 and New Residential Development SPD.

Highways

The dwellinghouse would remain as a two-bedroom property.

The Householder Development SPD advises that sufficient car parking should be retained or provided, when erecting a single storey side extension. The SPD outlines that the parking provision for a 2-bedroom property should provide 2 spaces within the curtilage, measuring 5.0m x 3.0m on front driveways.

At present, the application site currently benefits from a driveway to the front/side of the property. The dimensions of the existing driveway are 4.5m x 3.0m, allowing for one vehicle to be parked.

Whilst there would be a shortfall of one parking space, the displaced vehicle would be able to park in-front of the application site on-street, without impacting on neighbouring dwellings.

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 extensions 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18.04.2026	ER100/PRO/02	REV D	PROPOSED FLOOR PLANS
18.04.2026	ER100/PRO/01	REV C	PROPOSED ELEVATIONS
24.02.2026	-	-	LOCATION PLAN
29.01.2026	ER100/LP/01	REV A	PROPOSED LAYOUT / LOCATION PLAN

Signed Case Officer¹:

Louise Robinson

Signed Authorising Officer²:

Jo Sheridan

Date:

29/04/2026

Informatives

- 1) The granting of planning permission does not confer consent to encroach on any neighbours land and would be a civil matter between the affected parties. Consideration should be given to this in respect of any gutters potentially overhanging over shared boundaries.

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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