

<u>APPLICATION NO:</u>	26/00341/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	63 Lawton Road, Roby, Knowsley, L36 4HN		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT AND SIDE EXTENSION		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on the cul-de-sac of Lawton Road, Roby. The dwelling is characterised by white render to all elevations and has a hipped tiled roof. The property currently benefits from a single storey rear extension which has a brick finish and a single storey garage to the side. There is off-street parking available for one vehicle within the curtilage and has further parking available for two vehicles on the vehicle crossover.

The attached neighbouring dwelling 61 Lawton Road benefits from a single storey rear extension. The detached neighbouring dwelling 63 Lawton Road benefits from a part two-storey / part single storey side extension, a single storey front extension and a single storey rear extension. The surrounding area is primarily residential with two-storey semi-detached dwellings to the north, east and west and two-storey detached dwellings to the south of the site.

Proposal

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

SINGLE STOREY FRONT EXTENSION

The front extension would have a width of 4.3m and would project 1.8m beyond the existing front elevation. The extension would have a pitched tiled roof which would hip to the side to 'wrap-around' to connect to the proposed side extension with an eaves height of 2.6m and a ridge height of 3.3m.

The extension would have a render finish to match the existing dwelling and would have one door and glazing and a garage door within the front elevation and a window within the side elevation (side of No.65).

SINGLE STOREY SIDE EXTENSION

The side extension would have a width of 2.0m and would have a length of 11.1m. The extension would project 2.5m beyond the existing two-storey rear elevation to sit in-line with the existing single storey rear extension. The extension would have a pitched tiled roof which would hip to 'wrap-around' to connect to the proposed front extension and the existing rear extension with an eaves height of 2.6m and a ridge height of 3.6m.

The extension would have a brick / render finish to match the existing dwelling and

would have one door within the rear elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours and a site notice displayed near to the site. One representation was received as a result of the publicity given to the application.

The representation raised the following queries:

- Would all the building work be built off / away from boundary line?
- Would any fences or brickwork be removed from the existing boundary line?

The points raised are discussed and addressed within the assessment section of this report.

Planning History

74/14589/HIST ERECTION OF KITCHEN AND LOUNGE EXTENSION TO
REAR OF DWELLING

GRANTED (18 DECEMBER 1992)

Relevant Policy

Paragraphs 11 and 12 of the December 2024 National Planning Policy Framework (NPPF) have been superseded by the August 2026 NPPF. The presumption in favour of sustainable development is now set out in Policies S3 to S5 of the NPPF (2026).

Paragraph S3 of the NPPF (2026): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, Policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, Policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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

RESIDENTIAL AMENITY AND DESIGN

SINGLE STOREY FRONT EXTENSION

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain the character of residential areas. It also advises that the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area.

The front extension would have a width of 4.3m and would project 1.8m beyond the existing front elevation.

Considering any impact on the attached neighbouring dwelling 65 Lawton Road, the proposed front extension would project 1.2m beyond No.61's bay window and would not breach the 45-degree principle. As such, the extension would have no impact on the amenity of No.65.

The proposed front extension would have no impact on the detached neighbouring dwelling 61 Lawton Road, as the extension would not project beyond the front elevation of No.61's front extension, due to a stagger between the host property and No.61.

The extension would have a pitched tiled roof which would hip to the side to 'wrap-around' to connect to the proposed side extension. Whilst the main roof-profile of the existing dwelling is a hipped roof, the proposed roof profile raises no concerns as many modern dwellings feature similar pitched to hipped 'wrap-around' roofs, and as such, the proposed roof-profile is considered to be acceptable.

The extension would also have a render finish. As the materials would match that of the existing dwelling, 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 door and glazing and garage door within the front elevation raise no overlooking concerns as they would not create any additional views not already available from the front of the dwelling. The proposed window within the side elevation raises no overlooking concerns, as this window would not create any additional views not already available towards No.65 from the front / side of the dwelling and would be slightly obscured by the existing bay window found to the front of the host site.

In summary, the single storey front 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 of the Replacement UDP, Policy CS19

of the Core Strategy and guidance provided by the Householder Development SPD.

SINGLE STOREY SIDE EXTENSION

The Householder Development SPD advises that 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 2.0m and would have a length of 11.1m. The extension would project 2.5m beyond the existing two-storey rear elevation of no. 61 and would be in-line with the existing single storey rear extension of number 61.

Considering the impact on the detached neighbouring dwelling 61 Lawton Road, the extension would be situated next to the side elevation of No.61's part two-storey / part single storey side extension, which is blank at ground floor level. Whilst there is a window at first-floor level within the side elevation of No.61, given the single storey nature of the proposed extension, the extension would not have any impact on this window. The extension would also be set away from the shared boundary with No.61 by 0.7m, with the agent confirming by email (dated 23 July 2026) that there would be no encroachment from either the footing spread or the gutter overhang from the proposed extension. Whilst the extension would project beyond the rear elevation of No.61's single storey rear extension by 1.0m, this projection would more than comply with the Householder Developments 4.0m guidance for single storey 'rear' extensions. As such, the side extension would not have a negative impact on the amenity of No.61 and is considered to be acceptable.

There would be no impact on the attached neighbouring dwelling 65 Lawton Road, as the extension would be located away from No.65.

The extension would have pitched tiled roof which would hip towards the front and rear of the extension to 'wrap-around' to connect to the existing rear extension and the proposed front extension. The proposed roof-profile would comply with the SPD's guidance which states that single storey side extensions should normally have a pitched roof. Whilst the extension would hip towards the front and rear, this raises no concerns, as the hipped design would match that of the existing roof of the main dwelling and would allow for the proposed side extension to tie-in with the existing and proposed extensions seamlessly.

The extension would have a brick finish to the rear elevation. Additionally, the extension to the side elevation would be constructed in brick, due to space constraints between the host dwelling's proposed extension and No.61's side extension (as confirmed by the agent on 02 September 2026). As the materials would match that of the existing dwelling, 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 door within the rear elevation raises no concerns as it would not create any views not already available from the rear of the dwelling.

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 of the Replacement UDP, Policy CS19 of the Core Strategy and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwelling would remain as a three-bedroom property. At present, the application site benefits from a driveway to the front for one vehicle which measures somewhat 6.3m x 4.0m.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey side and front extension. The Householder Development SPD advises that the parking provision of a three-bedroom property should provide two spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

The introduction of the proposed front extension would see the length of the driveway reduced to 4.5m, causing a shortfall of 0.5m of the SPD's guidance. This shortfall does not raise any concerns, as it is considered to be minimal. Additionally, as the driveway has an additional width of 1.0m in comparison to the SPD's 3.0m width guidance, a vehicle could still be parked within the driveway on a slight angle.

Whilst the SPD outlines that two spaces should be provided within the curtilage for a three-bed dwelling and the host site only currently has one, two additional vehicles are able to park on the vehicle crossover which is available to the front of the dwelling.

As such, as the existing driveway would still be able to accommodate one vehicle and the vehicle crossover could accommodate a further two vehicles, the proposal is considered to be acceptable in terms of any impacts on the highway, as the extension would not cause significant harm in relation to the highway safety and is considered to be acceptable.

OTHER MATTERS – NEIGHBOUR REPRESENTATION

One representation was received during the consultation period which raised the below queries. The queries were relayed to the agent for the application, to which the agent has clarified the points raised (as of 02 September 2026).

- Would all the building work be built off / away from boundary line?
- Would any fences or brickwork be removed from the existing boundary line?

The agent has outlined that the extension would be set back from the boundary line to allow for space for rainwater services. Additionally, as the neighbouring property is rendered, the applicant offers to render any exposed areas of the neighbouring dwellings extension in order to ensure weather-tightness.

The existing fence will remain in place along the boundary and will be continued where space between the properties allows.

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
15.07.2026	-	-	LOCATION PLAN
15.07.2026	A101	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS
15.07.2026	A102	REV A	PROPOSED 3D VISUALS
02.09.2026	EMAIL (02.09.2026)	-	EMAIL CORRESPONDENCE WITH AGENT CONFIRMING THAT SIDE EXTENSION WOULD BE CONSTRUCTED IN BRICK

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

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

Date:

07/09/2026

Informatives

Not Applicable.