

<u>APPLICATION NO:</u>	26/00142/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	37 Fernbank Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR EXTENSION TO SIDE OF DWELLING		

Site Description

The application site comprises a two-storey semi-detached house and associated curtilage on Fernbank Avenue. There is a single storey extension at the side of the house comprising of a home office, W.C. and store.

Proposal

The application is to erect a first floor extension above the single storey side extension to comprise a bedroom and an extended bathroom.

The extension would be 7.2m deep and 2.3m wide. The roof would be hipped and tied into the hipped roof of the existing house, and the ridge would be 0.3m lower than the existing ridge. The extension would be set back 1m from the original front wall of the dwelling. There would be a window on the front elevation serving the bedroom, and the extended bathroom would have a rear window whilst at present the bathroom has a side window.

Consultations

N/A

Representations

This application has been publicised by letters sent to 7 neighbours.

Two letters of objection from the same objector and 2 letters of support have been received in response to the publicity given to the application.

The objections are on the following summarised grounds: -

1. The extension would drastically cut light to the side of the objector's house. There is a big arched window and big bathroom window to the side of the house with a lot of natural light received through. The objector states that they do not want to have to put the light on because the light has been cut down.
2. If the objector wishes an extension to the side it would turn their house into a terraced house, and the natural light would almost disappear.
3. The objector's autistic son would be impacted by the noise and mess.
4. The plans need to be looked at again and modified if possible, so it does not cut down the natural light coming into the objector's house.
5. The objector states that the proposed extension will also impact the objector's son's bedroom which is on the side of the house, as well as the landing and the

bathroom.

6. The wall of the house is south facing, and the sun comes in all day as a result and the extension will block the sun coming into the side of the house effectively blocking light into the bedroom, landing and bathroom.

The letters of support are on the following stated grounds: -

1. The extension will add value to the area and improve the area.
2. This extension is within keeping with other similar extensions that have been added to houses in the street. It is a lovely street, and the extension will enhance the look of the house as it already has a side extension.
3. The occupiers have recently married and want to start a family, so they plan to be staying in the property for a long time.

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 Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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 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

The application is for a first floor extension above an extension to the side of a house in a primarily residential area and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the proposal is acceptable and broadly in character with the existing dwelling, and there are other similar extensions in the vicinity. The house is set back from the neighbouring pair of semi-detached houses approximately 0.5m. This together with the proposed 1m set-back of the first floor extension would mitigate any future terracing effect. The proposal complies with the Householder Development SPD which states the following: -

“A terracing effect is considered to be undesirable in areas of primarily detached or semi-detached dwellings as this leads, in the long term, to a significant reduction in the openness, local distinctiveness and spatial quality of these housing areas, as well as an alteration in the architectural style of the areas. In meeting these requirements, the following guidelines should be adhered to:

□ 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 proposal would be similar to other extensions in the locality and would not be detrimental to the visual amenities of the area.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP, and the Householder Development SPD.

Residential Amenity Considerations

The Householder Development SPD outlines that two storey side extensions (and provision of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

No windows are proposed on the gable of the proposed extension, so privacy is not an issue. At present the host house has a landing window and a bedroom window on the side and an obscure glazed bathroom window, as does the adjacent house (non-attached) so in that respect privacy would be enhanced particularly with regards between the bedroom windows.

Both the application property and the neighbouring non-adjoining property have a bedroom at the front with both having a side main window and a smaller diamond shaped front window.

The application house is set approximately 0.5m back from the neighbouring non-adjointing house. This together with the 1m set-back of the proposed extension would alleviate light loss to the side window of the bedroom at the front of the gable next-door which with the front diamond-shaped window would not cause significant loss of light to an extent to warrant refusal. The other windows on the side of that house are not to habitable rooms, being a landing and bathroom, and the loss of light to those is considered acceptable given that they are not for habitable rooms.

The neighbouring house landing window has obscure glazing to the bathroom and landing window so in that context there would be little loss of outlook as such given the frosted nature of the windows.

The bedroom window would not suffer significant loss of outlook over the existing, given the set back of the application house, and the setback of the extension. Some loss of outlook would occur as viewed left from the window along the 45 degrees view line, as the extension would bring the gable 2.3m closer, but the gable in view along that view line currently and has a bedroom window almost opposite. The loss of outlook of the bedroom window of the neighbouring house given the context is not considered significant.

Whilst there would be some impact in terms of the residential amenities of the neighbouring properties as noted above, it is considered that the loss is not to a significant and detrimental degree to warrant the refusal of the application in this instance.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP, and the Housholder Development SPD.

Highway Considerations

The application site currently has a drive suitable for the parking of one car. The extension at the side of the house is approximately 2.3m so would not be suitable for parking, with the Housholder Development SPD stating at the side of a house 2.75m is required to allow for the opening of a car door(s), regardless of the fact that the extension is in use as a home office.

The Housholder Development SPD states "In most cases the existing level of provision should be retained within the curtilage of a dwelling." The existing level of parking would be retained; there are other properties in the area that have first floor / two storey side extensions with one space retained in the front garden area. It is considered that an extra parking space would not be required and the proposal complies with the SPD.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP, and the Housholder Development SPD.

Conclusion

The design of the extension is satisfactory, broadly in character with the existing dwelling and similar to other extensions in the locality. The proposal would have some impacts on the neighbouring dwelling as noted above, and it is considered that those impacts would not be significantly detrimental. The application complies with national and local planning policies and is recommended for approval.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/05/2026	02	A	PROPOSED FLOOR PLANS AND ELEVATIONS
11/04/2026	03	-	LOCATION PLAN

Signed Case Officer¹: Lee Osborne.

Signed Authorising Officer²: Jo Sheridan

Date: 18/06/2026

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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