

<u>APPLICATION NO:</u>	25/00327/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	114 Rupert Road, Roby, Knowsley, L36 9TQ		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION, A SINGLE STOREY REAR EXTENSION TOGETHER WITH A SINGLE STOREY FRONT EXTENSION		

Site Description

The property is a two-storey semi-detached dwelling located on Rupert Road. The dwelling has a mixture of brick and white render to the front elevation, and brick to the side and rear, a gable tiled roof and brown UPVC windows. It currently benefits from a dormer / loft conversion to the rear roof-plane and previously benefited from a single storey side extension and a porch to the front.

A site visit carried out on 23 June 2025 revealed that building work had commenced on the site, in which the former porch and side extension had been demolished, and the two-storey side extension, single storey rear extension, and single storey front extension were under construction.

The surrounding street is characterised by semi-detached dwellings, and to the opposite side of the road is a new-build estate which is predominantly characterised by brick-finished detached dwellinghouses.

Proposal

Planning permission is sought to erect a two-storey extension to the side, a single storey extension to the rear, and a single storey extension to the front of the dwellinghouse, following the demolition of the existing porch and side extension.

Two-Storey Side Extension

The extension would have a depth of 9.47m (projecting 1.40m beyond the existing front elevation of the dwelling) and a width of 2.62m. It would have a tiled gable roof with an eaves height of 5.33m, and a ridge height of 7.90m. Following discussions with the agent for the application, the dropped ridge has since been amended from 0.23m to 0.30m to reduce any impacts on the residential amenity. The extension would also be set-back from the front elevation of the dwelling by 0.5m, but when including the dimensions of the proposed front extension, the set-back would be 1.80m. At first-floor level, 2no. UPVC windows; 1no. within the front elevation and 1no. within the rear elevation, are to be installed.

The extension would allow for a playroom, larger kitchen-dining area, utility room and WC at ground floor level, and an additional 4th-Bedroom and larger bathroom at first-floor level

Single Storey Rear Extension

The extension would have a projection of 4.0m beyond the existing rear elevation of the dwelling and a width of 8.65m. It would have a tiled gable roof, with 2no. rooflights installed (1no. to each roof-plane), with an eaves height of 2.38m and a ridge height of 3.92m. Within the rear elevation, bi-fold doors, 1no. UPVC window and 1no. gable-end window are to be installed.

The extension would allow for a larger kitchen-dining area.

Single Storey Front Extension

The extension would have a projection of 1.40m beyond the existing front elevation of the dwelling and a width of 5.39m (connecting with the proposed two-storey side extension). It would have a pitched roof with an eaves height of 2.38m and ridge heights of 3.38m and 3.16m. Within the front elevation, 1no. UPVC door and 1no. UPVC window are to be installed.

The extension would incorporate the playroom and would allow for a larger entrance hall into the dwelling.

Additional Alterations

The extensions and wider full exterior of the property are to have a render finish.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 5 neighbours. No comments or objections were received during the consultation period.

Planning History

25/00059/FUL	Erection of a part two-storey and part single storey wrap around extension to the front, side and rear together with loft conversion and dormer extension to rear (demolition of side extension, porch and rear bay).
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Application Withdrawn (07.05.2025)

74/01091/HIST	Extension to kitchen.
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Granted (04.12.1975)

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

As such, the domestic extensions proposed are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

Two-Storey Side Extension

The Householder Development SPD outlines that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid creating a terracing effect, either by themselves or in conjunction with similar extensions.

The Householder Development SPD also outlines that 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 two-storey side extension would have a 0.5m set-back at first-floor level from the existing front wall of the original dwelling, and a 1.0m set-back when measuring from the existing bay window to the front of the dwelling. Whilst the 0.5m set-back does not comply with the Householder Development SPD's guidance, a dropped ridge of 0.30m is to be incorporated into the design of the extension, to reduce any impacts on amenity. Additionally, as a single storey front extension is also proposed within the development, the first-floor aspect of the two-storey side extension would be set-back somewhat 1.80m from the front elevation of the single storey front extension. Therefore, any negative impacts on residential amenity have been mitigated, and the proposed first-floor set-back and dropped ridge are considered to be acceptable.

The extension would be located away from the attached neighbouring dwelling No.112 Rupert Road and therefore would have no impact on the amenity of the attached neighbouring dwelling.

In relation to any impacts on No.116, whilst there are 2no. first-floor windows located within the side elevation of the neighbouring dwelling, an existing floor plan submitted under 23/00123/FUL (associated with the neighbouring dwelling) indicates that 1no. of the windows serve a bathroom and 1no. serves the stairs / landing. As such, these windows are considered to be non-habitable. Therefore, it is considered that the two-storey side extension would have little impact on the residential amenity of the neighbouring dwelling.

The additional 2no. windows (1no. front elevation, 1no. rear elevation) at first floor level do not raise any overlooking concerns as they would not provide any additional views not already available from the front / rear of the dwelling. Furthermore, as the additional window within the rear elevation would serve a bathroom, it is assumed that obscure privacy glazing will be installed.

Therefore, the two-storey side 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.

Single Storey Rear Extension

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.

The Householder Development SPD also 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 rear extension would have a projection of 4.0m beyond the rear elevation, a width of 8.65m and would sit hard on the shared boundaries with No.112 and No.116. The extension would comply with the Householder Development SPD in terms of its depth.

In regard to any impacts on the attached neighbouring dwelling No.112 Rupert Road, the proposed extension would only project 1.29m beyond the rear elevation of the neighbouring dwelling, due to No.112 benefiting from a rear extension. As the depth of the extension meets the guidance provided by the Householder Development SPD, it is considered that the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

In regard to any impacts on the other neighbouring dwelling No.116 Rupert Road, the extension would not project beyond the rear elevation of the neighbouring dwelling, as No.116 benefits from a single storey rear extension (measuring 4.0m), as approved under 23/00123/FUL. As the rear extensions will sit almost 'in-line', it is considered that the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The additional bi-fold doors and windows raise no overlooking concerns, due to boundary treatments, ground floor sitting and orientation of the fenestration 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.

Single Storey Front Extension

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly 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 residential area.

The proposed front extension would have a projection of 1.40m beyond the existing front elevation.

Regarding any impact on No.112, as the existing bay window projects 0.50m, the proposed front extension would only project 0.90m beyond this. Additionally, the extension would sit 3.47m away from the shared boundary with No.112. therefore, it is

considered that the front extension would have little impact on the residential amenity of the attached neighbouring dwelling No.112.

Regarding any impact on No.116, the front extension would sit somewhat in line with the neighbouring dwellings front porch extension. As a window (assumed to serve a bedroom) can be found within the front elevation of the neighbouring dwellings side extension, the proposed front extension would breach the 45-degree rule. As construction has already begun on the front extension, it would be difficult to reduce the front extensions projection by somewhat 0.30m to make it comply with the 45-degree rule. As such, to reduce any negative impacts on the amenity of No.116, an increased dropped ridge from 0.23m to 0.30m (amended as of 07 July 2025) has been incorporated into the roof of the proposed two-storey side extension, to ensure that the neighbouring dwelling does not experience an increase in loss of light. Given these amendments, the front extension is considered to be acceptable.

Therefore, the single storey front 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.

Design

The two-storey side extension and single storey front extension would be visible from the wider street scene of Rupert Road, whilst the single storey rear extension would not be visible, as it would be situated behind the existing dwelling and proposed side extension. The extensions and the full exterior of the existing dwelling is to be rendered. The application of render to the property is considered to be acceptable, as render finished can be found within the wider street-scene, therefore the extensions are considered to be acceptable in visual terms.

The two-storey side extension would have pitched tiled roof. Additionally, the first-floor setback would also incorporate a pitched tiled roof. As the existing dwelling's roof-profile is a straight gable, it is considered that the proposed roof profile would be acceptable, as it would match that of existing and would comply with Householder Development SPD guidance.

The single storey rear extension would have a pitched roof. As the roof-profile would match that of the existing dwellings main roof profile, and the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable.

The single storey front extension would have a pitched roof which would connect to join the 'first floor set-back' of the two-storey side extension. As the roof-profile would match that of the existing dwelling and the proposed two-storey side extension, the profiled roof profile is considered to be acceptable.

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 extensions and alterations are 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.

Highways

The Householder Development SPD advises that sufficient car parking spaces should be retained or provided, when erecting a two-storey side extension or a front extension. It also advises that the parking provision for a 4+ Bedroom Property should provide 3no. parking spaces within the curtilage.

The application site previously benefited from parking to the side of the property both on the driveway and within a carport. This carport has since been demolished since the two-storey side extension has begun construction. Additionally, the previous front garden and front boundary wall have been removed.

The Proposed Site Plan indicates that a minimum of 3no. parking spaces will be provided to the front of the dwelling. The driveway would have a length of 15m (when measuring from the front of the proposed front extension) and a width of 8.83m. The proposed parking spaces would measure 2.75m x 5.50m, complying with the required parking provision for a 4+ Bedroom dwelling.

Whilst the soft landscaping has been removed to the front of the dwelling, the driveway would be fully paved with porous type paving. Additionally, the driveway slopes towards the highway and a drain can be found within the highway in-front of the application site. As such, it is considered that provisions would be in place to direct run-off water from the hard surface to permeable or porous area.

As the driveway is to be extended, a condition will be included within the granting of planning permission to extend the existing dropped kerb to allow for access onto the new driveway.

Overall, it is considered that the proposed extensions would be in accordance with the Householder Development SPD and Saved UDP Policy H8 and would not have any negative impact on highway safety.

Conclusion

The proposal would be acceptable in terms of any impacts on the visual and residential amenity. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies, the Householder Development Supplementary Planning Guidance 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 extensions and wider full exterior of the property, as shown on Drawing No. 002 (Proposed Plans - amended as of 07 July 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.

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

- 5) No part of the accommodation / development hereby permitted shall be occupied until the parking provision shown on areas indicated on Drawing No.004 and associated footway crossing modifications have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21.05.2025	003	-	Site Location Plans
07.07.2025	002	2	Proposed Plans
07.07.2025	004	-	Proposed Site Layout

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 15.07.2025

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

Informatives

- 1) 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.

Site Photographs

