

<u>APPLICATION NO:</u>	26/00212/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	62 Frederick Lunt Avenue, Knowsley Village, Knowsley, L34 0HF		
<u>PROPOSAL:</u>	CREATION OF NEW GABLE ROOF OVER EXISTING SIDE UTILITY ROOM TOGETHER WITH INTERNAL ALTERATIONS.		

Site Description

The application site comprises a four-bedroom semi-detached dwellinghouse located on Frederick Lunt Avenue, Knowsley Village. The dwelling is characterised by half brick / half render to all elevation and a hipped tiled roof. The property currently benefits from a small, pitched roof porch to the front and a utility room to the side of the property. There is off-street parking available to the front.

The attached neighbouring dwelling No.64 benefits from a similar utility room to the side. The detached neighbouring dwelling No.60 benefits from a shared side extension with the application site, with their share of the extension being towards the rear. The site is surrounded by two-storey semi-detached dwellings to the north, east and west of the site. To the south of the site is Syders Grove.

Proposal

Planning permission is sought for the creation of a new gable roof over the existing side utility room together with internal alterations.

The new gable roof would have an eaves height ranging from 2.6m at the lowest point to 3.1m at the highest point, with this variation reflecting changes in the land levels. The ridge height would vary between 4.0m at the lowest point and 4.6m at the highest point, also due to the difference in ground levels across the site.

The existing side utility room would not be extended in any way. The proposal would simply erect a new roof over the existing extension.

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 during the consultation period.

The representation raised the following:

- Would the gable end be built be a party or boundary wall?
- What is the allowed height of a build on a party / boundary wall?

- What can and cannot be built between two semi-detached houses in Knowsley Village?

Planning History

No relevant planning history.

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 Area
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

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 extension should normally have a pitched roof for aesthetic reasons.

The proposed gable roof would have an eaves height ranging from 2.6m to 3.1m and a ridge height ranging from 4.0m to 4.6m, due to a change in land levels between the application site and No.60.

The gable roof would be situated next to the blank side elevation of No.60 and would not extend the existing utility room in any way. Whilst the roof would increase the height from 2.7m (of the existing flat part of the roof) to 4.6m, it is unlikely that the new gable roof would have a negative impact on the amenity of No.60 as there are no windows within the side elevation of No.60. Furthermore, whilst the gable end would be situated hard on the shared boundary with No.60, the applicant has served notice on No.60, and an informative will be included on the decision notice to ensure that the new roof does not encroach onto the land of No.60.

The new gable roof would have no impact on the amenity of 64 Frederick Lunt Avenue as it would be situated to the opposite side of No.64.

Whilst the roof-profile of the main roof is hipped, and the proposed roof would be pitched; pitched roof side extensions are a common design principle for modern dwellinghouses. Additionally, the application sites existing front porch extension incorporates a pitched roof. Therefore, the proposed roof-profile is considered to be acceptable.

In summary, the proposed gable roof 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 CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

Highways

The dwellinghouse would remain as a four-bedroom property.

The new gable roof would have no impact on the existing parking provision and is considered to be acceptable in terms of any impacts on the highway safety.

OTHER MATTERS – NEIGHBOUR REPRESENTATION

One representation was received as a result of publicity given to the application.

The matters raised within the representation have been outlined and discussed within the residential and visual amenity sub-section of this report.

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 gable end and roof 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
05.05.2026	-	-	LOCATION PLAN
16.06.2026	465.04.001	REV E	EXISTING AND PROPOSED PLANS, ELEVATIONS AND SITE PLANS

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:

26/06/2026

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.

Site Photographs