

<u>APPLICATION NO:</u>	25/00523/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	30 Bowring Park Avenue, Roby, Knowsley, L16 2NJ		
<u>PROPOSAL:</u>	ERECTION OF PART TWO-STOREY / PART SINGLE STOREY EXTENSIONS TO THE REAR AND SIDE, TOGETHER WITH A SINGLE STOREY EXTENSION TO THE FRONT AND DEMOLITION OF EXISTING GARAGE, CONSERVATORY AND PORCH		

Site Description

The property is a two-storey 3-bedroom semi-detached dwelling located on Bowring Park Avenue, Roby. The dwellinghouse is characterised by brick with some render at first-floor level to the front elevation, and brick to the side / rear elevations, a hipped tiled roof which cross-gables towards the front of the dwelling and white UPVC windows.

The property currently benefits from a single storey integral garage to the side, a conservatory to the rear and a porch to the front.

The property also has off-street parking available for 1no. vehicle.

Proposal

Planning permission is sought for the erection of part two-storey / part single storey extension to the rear and side, together with a single storey extension to the front, following the demolition of the existing garage, conservatory and porch.

Part two-storey / part single storey rear extension

The two-storey aspect of the extension would have a projection of 2.9m beyond the existing rear elevation of the dwelling and a width of 5.2m. The extension would project beyond the existing side elevation by 2.3m, project onto the existing side elevation by 2.6m and be set away from the shared boundary by 3.2m.

The extension would have a hipped tiled roof (in connection with the proposed two-storey side extension) with an eaves height of 5.3m and a ridge height of 6.8m.

The single storey aspect of the extension would have a projection of 3.9m beyond the existing rear elevation of the dwelling and a width of 8.2m. It would project beyond the existing side elevation by 2.3m.

The extension would have a flat roof with 1no. roof lantern installed with a height of 3.1m (total height of 3.3m when including the roof lantern).

The extension as a whole would be finished in red brick to match the existing dwelling and would have UPVC bi-fold doors installed at ground floor level and 1 UPVC window installed at first-floor level; both within the rear elevation of the extension.

The extension would allow for a larger open plan kitchen / dining area at ground floor level and a new larger third bedroom at first-floor level.

Part two-storey / part single storey side extension

The two-storey side aspect of the extension would have a depth of 5.5m and a width of 2.3m. The extension would project beyond the existing rear elevation by 2.9m.

The extension would have a hipped tiled roof (in connection with the proposed two-storey rear extension) with an eaves height of 5.3m and a ridge height of 6.8m.

The single storey aspect of the extension would have a depth of 4.7m and a width of 2.3m. It would project beyond the existing front elevation by 1.1m.

The extension would have a hipped tiled roof which would 'wrap around' to connect to the proposed front extension, with an eaves height of 2.6m and a ridge height of 3.3m.

The extension as a whole would be finished in red brick to match the existing dwelling and would have 2 UPVC windows installed within the side elevation at ground floor level and 2 UPVC windows installed within the front elevation at first-floor level.

The extension would allow for a new garage, W.C. and utility room at ground floor level and a new en-suite and new bathroom at first-floor level.

Single storey front extension

The extension would have a projection of 1.1m beyond the existing front elevation and a width of 4.9m. It would project beyond the existing side elevation by 2.3m.

The extension would have a pitched tiled roof which would 'hip' to connect to the proposed side extension.

The extension would be finished in red brick to match the existing dwelling and would have 1no. garage door and 1no. UPVC front door installed within the front elevation.

The extension would allow for a new porch and garage (in connection with the proposed side extension).

Consultations

None required.

Representations

This application has been publicised by letters sent to 12 neighbours. No representations were received as a result of the publicity given to the application.

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 Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel 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

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

Residential Amenity and Design

Part two-storey / part 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 SPD 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 and two-storey rear extensions of up to 3.0m will normally be acceptable and should not come within 7.0m from the rear boundary.

The single storey part of the rear extension would have a projection of 3.9m beyond the existing rear elevation, a total width of 8.2m, and would project beyond the existing side elevation by 2.3m. As such, the single storey part of the extension would comply with the Householder Development SPD in terms of its projection.

The single storey part of the extension would have a flat roof with 1 roof lantern installed. As the extension would not be visible from the wider street scene, the proposed roof-profile is considered to be acceptable and would not negatively impact the visual amenity.

The two-storey part of the rear extension would have a projection of 2.9m beyond the existing rear elevation, a total width of 5.2, and would project beyond the existing side elevation by 2.3m. Additionally, the extension would be set approximately 31.28m away from the rear site boundary. As such, the two-storey part of the extension would comply with the Householder Development SPD in terms of its projection and distance from the rear boundary.

The two-storey part of the extension would project 0.70m beyond the rear elevation of No.32 and would be set away from the shared boundary by 0.65m. As the projection 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.

Considering the impact on the attached neighbouring property of 28 Bowring Park Avenue, the single storey part of the extension would not project beyond the rear elevation of the dwelling and would sit 'in-line' with their single storey rear extension. As such, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The two-storey part of the extension would project 2.9m beyond the main existing rear elevation of the attached neighbouring dwelling but would not project beyond the rear elevation of No.28's single storey rear extension. Additionally, the extension would be set in from the shared boundary by 3.20m. As the projection 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 attached neighbouring dwelling and would be acceptable.

Considering the impact on the other neighbouring property of 32 Bowring Park Avenue, the single storey part of the extension would project beyond the rear elevation of the dwelling by 1.6m, as the neighbouring dwelling has been extended to the rear; both at ground floor and first-floor level. As such, the proposed extension would not have a negative impact on the amenity of the neighbouring dwelling and would be acceptable.

The proposed part two-storey / part single storey rear extension would not be visible from the wider street scene of Bowring Park Avenue, as it would be situated behind the existing dwelling and proposed side extension. The extension would be finished in brickwork. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The bi-fold doors within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension. Whilst 1 window would be installed at first-floor level, this additional window does not raise any overlooking concerns, as it would not create any additional views not already available from the rear of the dwelling.

Additionally, the doors and window would be UPVC. The materials would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the part two-storey / part single storey rear extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Part two-storey/ part single 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 causing a terracing effect, either by themselves or in conjunction with similar extensions.

The 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 proposed side extension would have a total length of 10.2m. The single storey part of the extension would have a length of 4.7m; projecting beyond the existing front elevation by 1.1m. The two-storey part of the extension would have a length of 5.5m;

projecting 2.9m beyond the existing rear elevation.

The single storey part of the extension would have a hipped roof which would 'wrap-around' to connect to the proposed front extension. As the proposed roof-profile would match that of the existing dwelling, it is considered to be acceptable.

The two-storey part of the extension would be set back from the existing front wall of the original dwelling by 3.52m and have a dropped ridge of 0.56m incorporated into the design of the extension. As such, the extension would comply with the guidance outlined in the SPD and would not have a negative impact on the residential amenity.

The two-storey part of the extension would have a hipped tiled, pyramid-like, roof. Whilst the proposed roof design mimics the hipped roof of the original dwelling, it would not integrate with the existing roof of the dwelling. The street scene of Bowring Park Avenue does not display a uniform, consistent character, as there are various roof-profiles within the area. A similar example of this roof-profile can be found directly across from the application site at No.47 Bowring Park Avenue. Additionally, as the neighbouring dwelling to the left-hand side has been extended (No.32), the proposed roof-profile would be obscured slightly by the neighbouring two-storey side extension, reducing any impacts the roof would have on the visual amenity. Taking all of the above into account, the proposed roof is considered to be acceptable in this instance.

Considering the impact on the attached neighbouring property of 28 Bowring Park Avenue, the extension would be located away from No.28 and therefore would have no impact on the amenity of the attached neighbouring dwelling. Whilst the extension would project beyond the rear elevation of the dwelling, this has been assessed in the above section regarding the two-storey rear extension.

Considering the impact on the other neighbouring property of 32 Bowring Park Avenue, the proposed extension would be situated next to a blank elevation, as there are no windows installed within the side elevation of No.32. As such, the part two-storey / part single storey extension would not have a negative impact on the amenity of No.32. Whilst the extension would project beyond the rear elevation of the dwelling, this has been assessed in the above section regarding the two-storey rear extension.

The proposed part two-storey / part single storey side extension would be visible from the wider street scene of Bowring Park Avenue. The extension would be finished in brickwork. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The additional 2 windows within the front 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 of the dwelling. Furthermore, as the windows would serve a bathroom and en-suite, a condition will be included to ensure that obscure glazing is installed, to protect privacy.

The SPD states that windows in side elevations that serve main habitable rooms and overlook an adjacent dwelling are rarely acceptable. Whilst 2 windows are proposed within the side elevation; they would be situated at ground floor level and would serve a W.C. and utility room and are considered to be non-habitable. As they would look onto a blank elevation / boundary treatments, they are considered to be acceptable and raise no overlooking concerns.

The windows to be installed would be UPVC. They would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the part two-storey / part single storey side extension is considered to be acceptable in terms of any impacts on the residential amenity and visual amenity of

the host property and the surrounding area 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 1.1m beyond the existing front elevation.

The extension would have a pitched tiled roof which would 'hip' towards the side to 'wrap-around' to connect to the proposed side extension. Whilst the existing dwelling's roof-profile is hipped, as the roof would hip to the side, it is considered that the proposed roof-profile would be acceptable.

Considering the impact on the neighbouring properties of 28 and 32 Bowring Park Avenue, the front extension would not exceed the 45-degree rule and would not impact on either dwellings habitable windows(s) to the front of the properties. As such, it is considered that the proposed front porch extension would not create any additional impact on the residential amenity of either dwelling and is considered to be acceptable.

The single storey front extension would be visible from the wider street scene of Bowring Park Avenue. The extension would be finished in brickwork. As the materials would match that of the existing dwellinghouse, the extension is considered to be acceptable in visual terms.

The front door and glazing and garage door within the front elevation raise no overlooking concerns due to their ground floor siting and would not create any additional views not already available from the front of the dwellinghouse.

The doors to be installed would be UPVC. They would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Therefore, the single storey front extension is considered to be acceptable in terms of any impacts on the residential amenity and 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 should be retained or provided, when erecting a two-storey side and front extension. The SPD outlines that the parking provision for a 3-bedroom property should provide 2 spaces within the curtilage.

At present, the application site currently benefits from a driveway to the front/side of the dwelling measuring 7.1m in length x 3.5m in width. The introduction of the side and front extension would see the driveway reduced in length slightly, with the new dimensions measuring 5.5m in length x 3.5m in width and would have the parking provision for 1no. vehicle. The SPD states that car spaces provided on front drives should have dimensions of at least 5.0m x 3.0m. As such, the dimensions of the driveway would comply with the SPD.

Whilst there would be a garage within the side extension, the proposed internal dimensions would fall below the required 5.5m x 2.75m as per the SPD, and the garage would not contribute towards the parking provision on site.

As there would only be 1 parking space available on-site, this would fall below the required 2 spaces for a 3-bedroom property. However, it is considered that a shortfall of 1 parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable.

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 extension 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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed windows within the side elevation of the side extension (at ground floor level), and 2no. windows within the front elevation of the side extension (at first-floor level) as indicated on Drawing No. 25023-07 (REV A) has been glazed with obscure glass to level 4/5. The obscure glazing shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11.09.2025	25023-01	REV A	Location & Site Plan
11.09.2025	25023-04	REV A	Proposed Site Plan & 3D
11.09.2025	25023-05	REV A	Proposed Ground Floor Plan
11.09.2025	25023-06	REV A	Proposed First Floor Plan
11.09.2025	25023-07	REV A	Proposed Elevations

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

11/11/2025

Informatives

Not applicable.

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

Site Photographs

