

APPLICATION NO: 26/00286/FUL

CASE OFFICER: Kate Pickles

WARD: Shevington

PARISH:

LOCATION: 20 Seathwaite Crescent, Tower Hill, Kirkby, Knowsley, L33 2DW

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION.

Site description

The application property is a two-storey, end-terraced dwellinghouse set within a rectangular plot fronting on to Seathwaite Crescent. The dwelling is situated within a Primarily Residential Area, and the wider area is characterised by terraced and semi-detached housing with greenspace to the west.

Proposal

Permission is sought for the erection of a single storey rear extension projecting 5.1m from the rear elevation of the host dwelling. The proposal would be 4.5m in width and served by a pitched roof with a ridge height of 3.5m and an eaves height of 2.4m. The extension would serve as an accessible bedroom and ensuite.

Consultations

None required.

Representations

This application was publicised by letters sent to 9 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

Relevant policy

Paragraph S3 of the National Planning Policy Framework (NPPF): 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.

S4: Principle of development within settlements

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

CS2 – Development Principles

CS19 – Design Quality and Accessibility in New development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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 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

Scale, design and residential amenity

The Householder Development SPD advises that a single-storey rear extension on or immediately adjacent to a party boundary will normally be acceptable where it projects no more than 4m from the rear elevation of the existing dwelling. Extensions projecting beyond 4m will normally only be acceptable where they do not breach the 45-degree rule. The proposed extension exceeds this guidance, projecting 5.1m from the rear elevation and breaching the 45-degree rule.

Whilst the proposal would fail to comply with the Council's 45-degree guideline. In the planning balance, the identified harm is considered limited and is outweighed by the benefits associated with meeting accessibility needs. Accordingly, the proposal is considered acceptable on balance.

The increased projection is considered acceptable in this instance as the extension is required to provide an accessible bedroom and en-suite, including sufficient space for wheelchair manoeuvring. The proposal would fail to comply with the Council's 45-degree guideline. In the planning balance, the identified harm is considered limited and is outweighed by the benefits associated with meeting accessibility needs. Accordingly, the proposal is considered acceptable on balance. The extension would be set 0.2m

from the boundary with No. 22, which benefits from an existing single-storey rear extension of a similar scale, meaning the proposal would not appear significantly out of keeping with the established building line. The extension would also be set 3.6m from the rear boundary with No. 3 Ullswater Close and is not considered to result in unacceptable dominance, overshadowing, or loss of outlook. As such, the proposal would not give rise to unacceptable impacts on neighbouring amenity.

The Householder Development SPD further advises that extensions must not detract from neighbours' privacy and that windows should normally be restricted to rear elevations. The proposed rear extension would feature two glass French doors and paned windows to the side elevation facing the rear boundary of No.3 Ullswater Close. Given the purpose of the extension as an accessible bedroom and bathroom, side access is required to ensure sufficient width is available for wheelchair manoeuvrability and accessibility. The two doors are required to facilitate direct access to the bedroom and bathroom which has been deemed necessary by the applicant to serve their accessibility needs.

The side access is also considered acceptable from a privacy standpoint given the considerable offset of 3.6m from No.3 and the limited portion of the window which would be visible above the existing boundary fence. There is no site level difference between the two properties and the boundary fence between the host property and the rear of No.3 is 1.9m in height meaning 0.5m of the French doors would be visible above the boundary fence. As such, no unacceptable overlooking or loss of privacy would result.

The Householder Development SPD advises that materials for extensions should be the same or similar as that of the main dwelling. The proposed extension complies with this guidance through the use of roof tiles, brickwork, UPVC windows and rainwater goods to match the existing dwelling. The proposed extension would also be served by a pitched roof that would echo that of the host dwelling. This ensures that a harmonious appearance would be maintained between the proposed extension and the existing property. Therefore, the proposal is considered acceptable in terms of design and visual amenity.

The Householder Development SPD further advises that extensions should leave adequate room around the dwelling to avoid a cramped appearance within the plot. The proposed extension complies with this guidance as the rear garden would be reduced from 13.2m to 8.1m. This means that over 50% of the rear garden space would be retained ensuring the avoidance of a cramped appearance within the plot.

Highways

The proposal relates to a rear extension and would therefore not impact the existing parking availability to the front of the dwelling. The proposal would however involve the creation of an additional bedroom therefore increasing the number of bedrooms in the dwelling from three to four. The Householder Development SPD advises that a four-

bedroom property should have three off-street parking spaces within the curtilage of the property. The dwelling has a front garden space of 5.3m in length and 7.8m in width and the SPD advises that two side by side parking spaces require an area of 5m x 5.7m. While this is one below the maximum standard, this is considered sufficient to serve the needs of the property because it is not considered that the additional bedroom would generate a level of parking demand which would severely impact highway safety. As such, the proposal is therefore considered acceptable in terms of highway safety.

Conclusion

The proposal is considered acceptable in terms of design, scale, residential amenity and highway safety and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions: -

- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
05/08/2026	SC20-P01	B	Existing and Proposed Floor Plans and Elevations
05/08/2026	SC20-P02	B	Location Plan
05/08/2026	SC20-P03	B	Site / Block Plan

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 26/08/2026

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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