

APPLICATION NO: 26/00078/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH:

LOCATION: 19 Swanside Avenue, Roby, Knowsley, L14 7NP

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH A PART FRONT EXTENSION TO FORM PORCH

Site description

The application property is a two-storey, semi-detached dwellinghouse with a lean-to garage set within a rectangular plot fronting on to Swanside Avenue. The property is located within a Primarily Residential Area in the Local Plan Policies Map, and the wider area is characterised by semi-detached and detached housing.

The property benefits from a rear garden measuring 12.8m in length consisting of hardstanding and grassed areas bordered by hedgerow and wood fence panelling. To the front of the property is a paved double driveway featuring a raised area of shrubbery and plants bordered by brick wall to the front and wood fence panelling to the side.

Proposal

Single storey side and rear extension

The proposal includes a single-storey side extension which would have a width of 2.7m at the front, increasing to 3.3m toward the rear. The extension would be 3.8m in height with an eaves height of 3m and a total length of 10.3m. The extension would accommodate an office, shower room, and an enlarged kitchen area. It would be served by a mono-pitched roof and would incorporate two windows: one facing the front elevation and one on the side elevation.

The proposal also includes a single-storey rear extension, which would project 2m beyond the existing rear elevation, have a width of 3.3m, and match the side extension in height at 3.8m with an eaves height of 3m. The rear extension would be used as a utility room and would be served by one rooflight and a rear-facing window. The rear extension would link with the side extension and would share the same mono-pitched roof design.

Part front extension

The proposed part front extension would involve the construction of a pitched roof porch that projects 1.3m from the front elevation of the existing dwelling. The porch would be 2.2m in width and 3.4m in height with an eaves height of 2.7m. The proposed porch would consist of windows surrounding the door to the front and side elevations.

Consultations

None required

Representations

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

Planning history

No relevant planning history.

Relevant policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that 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 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

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD

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 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

Design and residential amenity

Side and rear extension

The Householder Development SPD states 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*” and advises that single-storey rear extensions will normally be acceptable where they do not project more than 4m from the rear elevation. The proposed rear extension would project 2m with a height of 3.8m and is therefore modest in size and compliant with the SPD. The side and rear extension would be set 5.6m from the attached neighbouring property No. 21 and 0.8m from the boundary with the detached neighbouring property No. 17, ensuring adequate separation and preventing an unduly dominant impact. As such, the proposal is considered acceptable and policy compliant.

The proposed window to the rear elevation does not give rise to any privacy concerns. This is due to the existing boundary treatments, the ground-floor position of the openings, and the fact that no new viewpoints would be created beyond those already available from the existing rear elevation. This makes the proposal acceptable due to the minimal impact on the privacy or outlook of neighbouring properties. The side and front elevation windows also raise no privacy concerns due to their ground floor positioning, distance from adjacent properties and existing boundary treatments. Therefore, the impact on neighbouring residential amenity through loss of privacy is considered negligible.

The mono pitched roof of the proposed extension is considered acceptable due to being in keeping with the existing dwelling and compliant with the SPD guidance which states that *extensions should normally have a pitched roof*. The Householder Development SPD also states that *extensions should be constructed in materials and style to match the original dwelling*. The proposed extension complies with this guidance through its use of black fascias, white soffits, cream render, white UPVC windows and black rainwater goods all to match those of the existing main dwelling. As such, the proposal is considered acceptable in terms of design.

The Householder Development SPD also states that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot*. The proposed extension complies with this guidance as the garden would be reduced by 2m from 12.8m to 10.8m meaning over 50% of the existing garden space is retained. The proposal is therefore considered acceptable with regards to the retention of private amenity space and the avoidance of a cramped appearance.

Part front extension

The Householder Development SPD states that *“account should be taken of the building line, although, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.”* The proposed porch would project 1.3m from the front elevation of the dwelling and is modest in scale. As such, it would have a minimal impact on the established building line and is considered acceptable and compliant with SPD guidance. The porch would be constructed using brickwork and white-framed windows to match the existing dwelling meaning the proposal is acceptable in terms of design.

The existing interface distance of 23.5m between the front elevations of the application property and the adjacent dwelling would be reduced to 22.2m, which remains acceptable and would not result in an unacceptable loss of privacy. The distance between the front elevation and the highway would be reduced from 9.1m to 7.8m; this reduction is not considered detrimental to the character of the street scene or to highway safety given that it is proportional to the scale of the existing dwelling and maintains adequate distance to avoid vehicle overhanging.

Highways

While the proposal would result in the loss of the existing garage, this space does not currently constitute a parking space as it fails to meet the minimum dimensions set out in the SPD guidance. The porch would not ~~effect~~~~affect~~ car parking due to its modest projection. As the proposal would not result in any additional bedrooms, the existing level of off-street parking within the curtilage of the property is therefore considered acceptable.

Conclusion

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

Recommendation

That planning permission be granted subject to the following condition(s):-

- 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 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
25/02/2026	100		Location Plan
25/02/2026	101		Existing and Proposed Site Plan
25/02/2026	210		Proposed Floor Plans and Elevations

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 20/04/2026

Knowsley Council
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Delegated Planning Report

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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