

<u>APPLICATION NO:</u>	25/00197/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	121 Home Farm Road, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 121 Home Farm Road, Knowsley and is situated within a Primarily Residential Area as allocated within the Local Plan Policies Map. The application property is a 2-storey, mid-terraced dwelling and is brick facing. The rear garden contains a standalone outbuilding which serves as paired stores on with the other serving the neighbouring property (No.123).

The front garden area is surfaced with patio to provide hardstanding for up to 2 no. vehicles. The plot of the property is rectangular in shape with a generous rear garden.

The property is orientated facing and set-back from Home Farm Road. There are residential properties to the east, north and west of the application site and to the south of Home Farm Road lie fields.

Proposal

The proposal is for the erection of a single storey rear extension.

The rear extension would have a depth of 4m with a width of 5.2m. This would be served by a flat roof, which would contain a glass roof lantern; the roof would measure at 3m in height, whilst the roof lantern would attain a height of 3.5m.

The proposal would see the partial demolition of the outbuilding within the rear garden.

Consultations

Knowsley Parish Council – No comments received.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

No recorded 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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 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 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 for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey 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.

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD states that *a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.*

The proposed development would comply with this at 4m in depth.

The proposal would be erected on the party boundary shared with No.119 and 0.9m away from the party boundary shared with No.123 but would not be considered to result in unacceptable overshadowing or loss of outlook given its policy compliance and acceptable scale. Fenestration is concentrated to the rear elevation of the proposal and subsequently no impact on privacy or visual intrusion concerns are raised.

The Householder Development SPD (6.14) stipulates that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out, the storing of refuse bins, etc.*

The proposal would not affect existing arrangements for refuse bins given the street scene of properties are terraced. Over 50% of the rear garden would remain useable and 13.1m would be retained between the rear elevation of the extension and the rear plot boundary. Therefore, the proposal would not result in any overdevelopment and retain adequate room around the dwelling.

The submitted plans contain annotations on external facing materials. Although the wall materials contrast to the original dwelling, as the extension would be faced in rendered blockwork, it would be confined to the private rear garden and not readily visible in the street scene; given the scale is single storey it would not be prominently visible to neighbours with a view of the extension and would not have significant harm by design. The standard condition for matching external materials would further ensure that the rest of the materials (other than the acceptable render walls) would be secured.

The proposal would be served by a flat roof, which although is contrary to the Householder Development SPDs recommendations of pitched roof, it would serve a single storey rear extension and therefore its visual impact is not prominently displayed in the street scene and raises no significant concerns by design.

HIGHWAYS

The proposed development is for a rear extension of the dwelling. The proposal would not increase the number of bedrooms or effect the existing parking arrangements. Therefore, the

proposal would not pose any highway safety or parking concerns.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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 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) Notwithstanding the external facing walls of the proposed development, 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.

Informatives

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/04/2025	P2B_2025_2647 Drg 01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS. LOCATION PLAN.

Signed Case Officer¹: **Reece Black**

Signed Authorising **Jo Sheridan**
Officer²: _____

09/06/2025
Date: _____

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