

<u>APPLICATION NO:</u>	25/00392/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	127 Bowring Park Avenue, Roby Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION		

Site Description

The application site is located at 127 Bowring Park Avenue, Roby and is situated within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse. The property is a combination of render facing to the front elevation and brick facing to the side and rear elevations, together with white UPVC openings and red, interlocking roof tiles.

The property benefits from a single storey front porch, side and rear 'wrap-around' extension. The first-floor rear elevation features an outrigger projection. The front garden area is predominately hard-surfaced and can accommodate at least 2 no. vehicles and is part bounded by a brick boundary wall.

The application site is situated within a street scene made up of other semi-detached dwellinghouses. The other properties within the street scene have been extended and altered, with myriad different types of roof designs.

Proposal

The proposal is for the erection of a first-floor side and rear extension.

This would form a 'wrap-around' layout. The proposed development would project 1.8m from the rear elevation of the existing rear outrigger projection, which would be 3m from the remainder of the rear elevation of the original dwelling. The width of the cumulative proposal would be 5.8m. The cumulative depth would be 5.3m. The proposal would project from the side elevation of the dwelling by 3m.

The proposed development would be served by a hipped (pyramid roof), which would measure 5.5m at the eaves and attain a maximum height of 7.2m at the ridgeline.

*The proposed development has seen amendments to the roof design, however, any amended plans received have not been considered to result in any greater material impact on neighbours from the original plans submitted, which neighbours were consulted on during the initial neighbour notification period; therefore, it is considered that re-consultation with neighbours on the amended plans was not necessary.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

APP. NO: 96/00190/APP

PROPOSAL: ERECTION OF SINGLE-STOREY EXTENSION TO SIDE OF DWELLING TO

DECISION: GRANTED

DECISION DATE: 4 June 1996

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) and the New Residential

Development (2018) are material planning considerations 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

DESIGN AND RESIDENTIAL AMENITY

Two-storey side extension:

The Householder Development SPD outlines that *Two storey side extensions (and provision of first floors over existing single 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 creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.* The SPD further states 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 development would be set-back by 4m and consequently complies with this policy guidance; the proposal would not result in the creation of a potential or actual terracing effect.

The proposed development does not contain any windows to the side elevation and therefore no concerns on impact on residential amenities, such as loss of privacy or overlooking into the property of No.129 Bowring Park Avenue are raised. Openings are concentrated to the front and rear elevations, which is acceptable.

First-floor 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 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 Householder Development SPD further outlines that *two-storey extensions of up to 3m will normally be acceptable and that two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary.*

The proposed development would be erected adjacent to the party boundary shared with No.129. No.129 benefits from a previously approved part single, part two-storey side and rear extension (which is erected within close proximity to the party boundary) The rear elevation of the first-floor of No.129 sits flush with the existing rear outrigger projection of the application site. The proposed development would be erected in close proximity to the party boundary shared with No.129, however, it would project 1.8m beyond the rear elevation of No.129. Given that the proposed development would not project more than 3m beyond the rear elevation of No.129, the proposal would subsequently comply with the guidance of the SPD, furthermore the proposal would not come within 7m from the rear boundary and therefore would be acceptable. The proposed rear extension would be set-in by 3.7m from the party boundary shared with No.125 and therefore would not be deemed to result in any harm to residential amenities of the occupants of No.125.

The New Residential Development SPD (Appendix 4: Interface distances and private amenity) states that *development should retain 22m interface distances between existing rear principal elevations and proposed principal elevations for two-storey properties.* The proposed development would retain sufficient interface distance between the rear elevations of the properties on Sheppard Avenue and therefore would not result in any unacceptable overlooking or visual intrusion into these properties.

No other properties are considered to be adversely impacted because of the proposed development.

Roof design

The Householder Development SPD stipulates that *when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate.* It further states that *for the consideration of a two-storey side the roof of an extension should normally be at a lower level than the original. Where the original dwelling has a hipped roof, the roof of the proposed extension should normally also be hipped.*

The proposed development would be served by a hipped (pyramid) roof. Although the proposed roof design mimics the hipped roof of the original dwelling, it would not integrate or tie-in neatly with the existing roof of the dwelling. The roof design is unconventional and appears discordant due to its failure to incorporate into the roof. Notwithstanding this, it is considered that the street scene of Bowring Park Avenue does not display a uniform, consistent character; there are a myriad variation of roof profiles that despite the concerns raised by the Local Planning Authority (LPA), it is not considered that the proposal would result in unacceptable harm to the street scene.

Whilst it is acknowledged that there is an element of discordance with the proposed roof design, it is considered that the proposed development would be sufficiently set-back from the front elevation, and subsequently the street scene, to reduce any visual impact. Furthermore, when considering the site context and factoring in the extension erected at the neighbouring property (No.129), which is sited adjacent the party boundary, would sufficiently further soften the visual impact of the proposed roof as it would reduce how readily visible the proposal would appear. Despite the concerns held by the LPA with the consideration of the roof design, it is for the reasons outlined above, that it is considered that the site context would ameliorate the impact of the proposed development to an extent which would sufficiently mitigate the harm by design. The pitch of the roof would emulate that of the main dwelling and the height would be lower, which would ensure the proposal is subordinate to the dwelling and reducing its prominence. Overall, given these site context factors and the range of roof designs, which cause a lack of uniformity with roof profiles, it is the opinion of the LPA that the proposed roof design would not warrant a refusal on this issue alone.

Materials:

The existing property is a combination of brick and render facing, with red, interlocking roof tiles and white UPVC openings. The submitted plans stipulate that any external facing materials would match that of the existing dwelling, specifically that render and brickwork would match existing, and therefore correspond to their respective elevations. This would be further secured by the standard planning condition for matching exterior materials of the proposal to match the external materials of the original dwelling.

HIGHWAYS

At present, the application property can accommodate 2 no. vehicles within the curtilage of the dwelling. The proposed development would facilitate a large bedroom extension, however, would not increase the number of bedrooms at the property or impact or reduce the existing in-plot parking provision. Therefore, no replacement or additional parking within the curtilage is required. The proposed development would not have any material impact on highway safety or parking provision.

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) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/07/2025	#00989535-B196E1	-	LOCATION PLAN
24/07/2025	01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Alan Kilroe

Date: 21 August 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