

<u>APPLICATION NO:</u>	26/00116/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	56 Rowan Drive, Kirkby Park, Kirkby, Knowsley, L32 0SH		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE, REAR AND FRONT EXTENSION.		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwellinghouse located on Rowan Drive, Kirkby. The property is characterised by brick/hanging tiles to the front elevation, brick to the side and rear elevations and a hipped tiled roof. The dwellinghouse currently benefits from a single storey flat roof garage to the side and a porch to the front.

There is off-street parking available to the front for one vehicle.

The attached neighbouring dwellinghouse 54 Rowan Drive benefits from a single storey extension to the side and a conservatory to the rear. The detached neighbouring dwellinghouse 58 Rowan Drive benefits from a two-storey side extension, a single storey rear extension and a front porch. The surrounding area is predominantly residential, with an electricity substation to the southwest of the site.

Proposal

Planning permission is sought for the erection of a single storey side, rear and front extension.

Single storey side extension

The side extension would have a width of 2.7m and a length of 7.3m. The extension would have a pitched tiled roof with one rooflight installed within the front roof-plane; with an eaves height of 2.7m and a ridge height of 4.1m. The extension would have a render/brick finish.

Single storey rear extension

The rear extension would have a width of 7.2m and would project 2.8m beyond the existing rear elevation. The extension would have a mono-pitched tiled roof with three rooflights installed with an eaves height of 2.7m and a ridge height of 3.6m.

The extension would be finished in render/brick and would have sliding doors and one window installed within the rear elevation.

Single storey front extension

The front extension would have a width of 4.9m and would project 1.2m beyond the existing front elevation. The extension would have a pitched tiled roof with an eaves height of 2.7m and a ridge height of 3.1m.

The extension would be finished in render/brick and would have two windows installed within the front elevation and a door installed within the side elevation (to the side of No.54).

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours and a site notice displayed near to the site. 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 H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

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 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.

Residential Amenity and Design

Single storey side extension

The Householder Development SPD advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed side extension would have a width of 2.7m and a length of 7.3m.

Considering the impact on 58 Rowan Drive, the side extension would sit hard on the shared boundary with No.58 and would be situated next to the blank gable of No.58's two-storey side extension. Therefore, the extension would not have a negative impact on the amenity of No.58.

There would be no impact on 54 Rowan Drive, as the extension would be located away from the attached neighbouring dwellinghouse.

The extension would have a pitched tiled roof with a rooflight installed within the front roof-plane, which would connect to the proposed rear and front extensions. The side

extension's roof would be visible from the wider street scene of Rowan Drive. Whilst the application sites main roof-profile is a hipped-tiled roof, the introduction of a pitched tiled roof to the side extension would not be uncharacteristic to the area, as pitched roof extensions can be found within the locality. As such, the proposed roof-profile would not negatively impact the visual amenity and would be acceptable.

In summary, the proposed 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 CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

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.

The proposed rear extension would have a width 7.2m and would project 2.8m beyond the existing rear elevation. As such, the single storey rear extension would comply with the SPD in terms of its projection.

Considering the impact on the neighbouring dwellings 54 and 56 Rowan Drive, the rear extension would not project beyond the rear elevation of No.54's conservatory and would sit hard on the shared boundary and would project 2.8m beyond the rear elevation of No.56 and would sit hard on the shared boundary. As the projection would fall below the guidance provided by the SPD, it is considered that the proposed rear extension would not have a negative impact on the amenity of the neighbouring dwellings and would therefore be acceptable.

The extension would have a mono-pitched tiled roof with four rooflights installed which would connect to the proposed side extension. Whilst the existing dwelling's main roof-profile is a hipped roof, as the extension would be situated to the rear and would not be visible from the wider street scene of Rowan Drive, the proposed roof-profile is considered to be acceptable.

The extension would be finished in render/brick. Whilst the main dwellinghouse is predominantly brick, the introduction of a render finish to the extension to the rear does not raise any concerns, as it would not impact the visual amenity of the street scene.

The sliding doors and one window within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor siting and orientation within the rear elevation of the extension.

In summary, the proposed 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 CS19 of the Core Strategy, Policy H8 of the Replacement Knowsley UDP, and guidance provided by the Householder Development SPD.

Single storey front extension

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be 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 area.

The proposed front extension would project 1.2m beyond the existing front elevation and would have a width of 4.9m.

Considering any impacts on 58 and 54 Rowan Drive, the extension would project 0.4m beyond the front elevation of No.58 and 1.2m beyond the front elevation of No.54. The front extension would not exceed the 45-degree rule and would not impact either dwellings nearest habitable windows, and is therefore considered to be acceptable.

The single storey front extension would be visible from the wider street scene of Rowan Drive. The extension would be finished in render and brickwork. Whilst the main dwellinghouse is predominantly brick, the introduction of a render finish does not raise any visual concerns as render can be found in the wider locality.

The front extension would have a pitched roof which would connect to the proposed side extension. Whilst the main dwelling's existing roof-profile is of a hipped nature, as there are similar extensions within the locality that have pitched roofs, the proposed roof design does not raise any visual concerns and is considered to be acceptable.

The two windows within the front elevation and door within the side elevation raise no concerns as they would not create any additional views not already available from the front / side of the dwellinghouse.

In summary, the single storey front extension is considered to be acceptable in terms of any impacts on the residential 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 dwelling would be increased from a three-bedroom property to a four-bedroom property.

The Householder Development SPD advises that sufficient car parking should be retained or provided when erecting a single storey side and front extension. The SPD also advises that the parking provision of a four-bedroom property should provide 3-spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

At present, the application site benefits from a driveway to the front of the property for one vehicle to be parked horizontally, measuring 7.4m x 3.0m.

The erection of the single storey front extension and alterations to the front to incorporate a new ramp would reduce the driveways dimensions to 5.9m x 2.7m, causing the space to fall below the guidance of the SPD for a parking space. Due to the front boundary treatment at the site, it is unlikely that this space would be used within the curtilage, due to the tight 'turning area' for a vehicle when entering the site.

The displaced vehicle from the existing driveway could park in front of the application site 'on-street', without impacting any neighbouring dwellings or the highway safety of pedestrians and other vehicles. Additionally, it is also noted that the number of bedrooms within the property could be increased without the requirement of planning permission, through permitted development.

Furthermore, if the front boundary treatment was to be removed, one vehicle would be able to park parallel to the application site, similar to that of 62 Rowan Drive.

In summary, whilst no viable off-street parking would be available within the application site, as the proposed works indicate that the works would be completed for accessibility requirements (i.e. ramp installed, downstairs bedroom and shower room), the lack of parking would not negatively impact the highway safety to warrant the refusal of the application, and the proposal is considered to be acceptable in highways terms.

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 extensions hereby permitted shall be render / brick.

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
20.03.2026	356 02	-	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND LOCATION PLAN

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **13/05/2026**

Informatives

1. 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.

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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