

APPLICATION NO: 26/00035/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH:

LOCATION: 22 Berrydale Road, Roby, Knowsley, L14 7AJ

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

Site description

The application property is a two-storey detached dwelling, positioned within a rectangular plot fronting Berrydale Road. Soft landscaping is present along the front and side elevations alongside hedgerow boundary treatments. The rear garden, measuring 12.4m in length, is enclosed by a combination of a brick wall along the side boundary and timber fence panels forming the remainder of the garden enclosure.

The dwelling is located within Thingwall Hall, a Primarily Residential Area in the Local Plan Policies Map. The area is characterised by mostly detached and semi-detached residential properties and to one side of the property is No.20 Berrydale Road and to the other side is a public footpath.

Proposal

This application seeks planning permission for the erection of a single storey rear extension. The extension would be served by a mono pitched roof with a ridge height of 3.3m and an eaves height of 2.1m. The extension would have a projection of 3.4.m from the rear elevation of the existing dwelling and would reduce the garden space to 9m in length. The proposed extension would be 7.9m in width and would be offset by 0.8m from the boundary wall of No.20 and would be set off 1.7m from the boundary of the public footpath. The proposed extension would also feature three roof lights and would be served by two glass doors to the rear elevation.

Consultations

Environmental Health:- No objections subject to conditions

Representations

This application was publicised via letters sent to 10 neighbours. No representations have been received as a result of this publicity.

Planning history

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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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The Householder Development SPD guidance 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*. The SPD also advises that single storey rear extensions will *normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling*. The proposed extension would have a projection of 3.4m from the rear elevation of the existing dwelling, would be offset by 0.8m from the boundary wall of No.20 and would be offset by 1.7m from the party boundary of the public footpath and is therefore policy compliant and considered to have a negligible impact on neighbouring residential amenity.

Also, the proposed glass doors to the rear elevation do 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.

The Householder Development SPD states 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 storage of refuse bins, etc.* The submitted plans show that over 50% of the rear garden would be retained as following the extension the garden would be reduced from 12.4m in length to 9m in length. This ensures that adequate private garden space is maintained making the proposal compliant with the SPD guidance stated above. The proposed extension would also use materials to match those of the existing dwelling and would therefore be acceptable in terms of design.

Highways

The application is for a single storey rear extension that would not increase the number of bedrooms or reduce the number of off-street parking spaces within the curtilage of the property. Consequently, the proposal would not pose any highway safety concerns or impact existing parking arrangements and therefore is considered acceptable from a highway's perspective.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highway safety. The proposal also complies with the relevant Core Strategy policies, replacement UDP policies and NPPF guidance and is therefore recommended for approval subject to conditions.

Recommendation

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

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- 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.

- 4) Prior to the commencement of development, an implementation plan shall be submitted to and approved in writing by the Local Planning Authority (LPA) matters and must contain the following details:

- a) Gas/vapour protection membrane. The measures to be installed must comply with the British Standard BS 8485:2015 +A1:2019:
- b) What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
- c) How will the gas/vapour membrane be installed and specifically how will the new membrane be integrated with the existing gas protection measures, including ventilation arrangements.
- d) The name of the competent persons / company installing the membrane.
- e) How will the installation of the membrane be validated?
- f) Details of the cover system.
- g) How the material excavated for the foundations and other earthworks from beneath the existing patio and/or beneath the high visibility membrane will be removed and disposed of offsite and how it will be ensured that this will not impact the clean cover system in place at this property.
- h) The agreed implementation plan must be carried out by a competent person.

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i) Upon completion of the works, a validation statement must be submitted to the LPA. The statement shall demonstrate that works have been carried out in accordance with the agreed methodology.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5) During construction works, water suppression must be used to ensure there are no dust emissions from the excavated materials whilst the material is being moved or being stored on site.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
06/02/2026	22BR/PD/03		Proposed Floor Plan & Elevations
06/02/2026	22BR/PD/01		Site Location Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 24/03/2026

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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