

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 22/00569/CLD

**APPLICANTS:** Mr Crook

**WARD AFFECTED:** Halewood North

**DEVELOPMENT:** CERTIFICATE OF LAWFULNESS FOR PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE TO HABITABLE ROOM AND INSTALLATION OF 2NO. WINDOWS TO EXISTING GROUND FLOOR SIDE ELEVATION

**LOCATION OF SITE:** 7 Blackberry Grove, Halewood, L26 7XQ

### **KNOWSLEY LOCAL PLAN ALLOCATION:**

Primarily Residential Area

### **RELEVANT POLICIES:**

General Permitted Development Order (2015) (as amended)

### **TECHNICAL CONSULTATIONS:**

None.

### **NEIGHBOUR NOTIFICATION:**

Not applicable.

### **ISSUES AND ASSESSMENT:**

#### **PROPOSAL**

The application is for a Certificate of Lawfulness for the proposed erection of a single storey rear extension, conversion of garage to form a habitable room and WC and installation of 2 windows to existing ground floor side elevation at the property 7 Blackberry Grove, Halewood, L26 7XQ.

#### **POLICY CONSIDERATIONS**

Not applicable. Certificates of Lawfulness for proposed development works only need to comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GPDO is a national grant of permission which allows certain development and changes of use to be carried out without the submission of a planning application subject to compliance with the provisions as set out in the GPDO. Class A (Enlargement, improvement or other alterations of a dwelling house) of the GPDO forms the basis for the assessment of this CLD application.

#### **APPRAISAL**

##### **Rear extension**

The proposed development seeks permission for a single storey rear extension measuring 4m in depth by 7.85m in width. It would be served by a flat roof incorporating a roof lantern measuring approximately 2.44m at the eaves and 3.24m at its highest point.

The proposed rear extension would not project more than 4m from the rear elevation of the original dwellinghouse, would not exceed 4m in height and the height of the eaves of the extension would not exceed 3m. The rear extension would therefore comply with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

| Document Reference | Document Issue Number | Document Issue Date |
|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

## Garage conversion

This aspect of the proposal would involve limited alterations within the front elevation and two windows to side elevation. The Local Planning Authority's records indicate that permitted development rights for garage conversions are intact for this property.

The garage conversion as proposed would comply with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## **CONCLUSION**

It is concluded that the proposal complies with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the Certificate of Lawfulness for the proposed development be granted.

## **RECOMMENDATION:**

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## **SCHEDULE 1**

| Date Received | Ref. No  | Version | Drawing/Document Title                                 |
|---------------|----------|---------|--------------------------------------------------------|
| 23.08.2022    | 1826/02C |         | FLOOR PLANS, ELEVATIONS, LOCATION AND SITE AS PROPOSED |

John Fleming

30.09.2022

Signed by

Mark Quinn

04/10/22

## **INFORMATIVE**

### **CADENT GAS**

Dear Sir/Madam,

#### **Your planning application – No objection, informative note required**

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

#### **What you need to do**

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

|                    |                       |                     |
|--------------------|-----------------------|---------------------|
| Document Reference | Document Issue Number | Document Issue Date |
| PS/DC/OP04/05      | 003                   | 23/9/02             |

*Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*

*If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions)*

*Prior to carrying out works, including the construction of access points, please register on [www.linerearchbeforeudig.co.uk](http://www.linerearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.*

### **Your responsibilities and obligations**

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) or on 0800 688 588 quoting your reference at the top of this letter.

### **Kind Regards,**

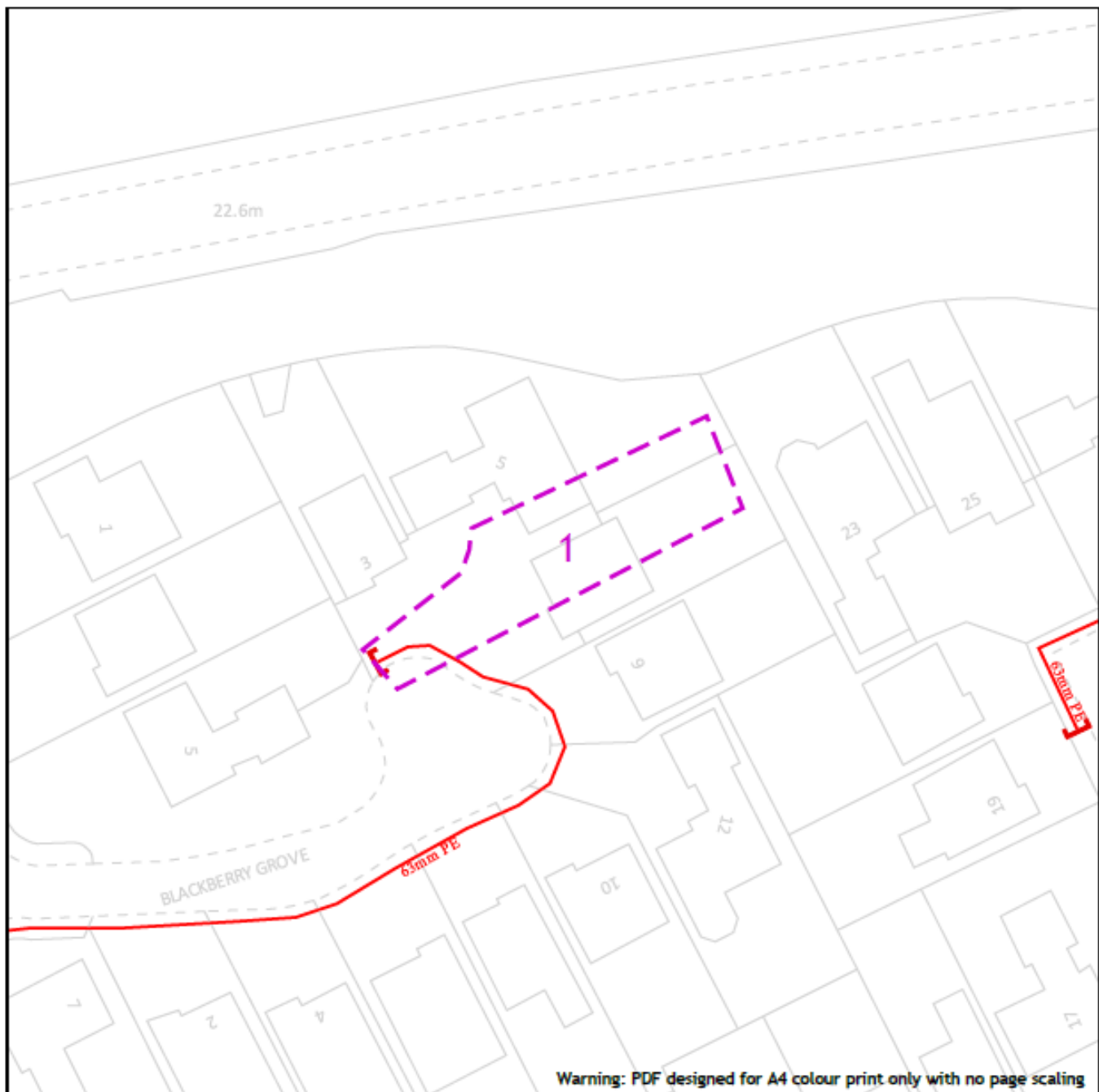
Plant Protection Team

T: 0800 688 588

[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

[cadentgas.com](http://cadentgas.com)

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|  <p><b>Cadent</b><br/>Your Gas Network</p>                                                                                                                                 | <p>25m</p> <p>Dig Sites    Area:     Line: </p> <p>  LP Mains<br/>  MP Mains<br/>  IP Mains<br/>  LHP Mains </p> <p>  Valve<br/>  Depth of cover<br/>  Syphon </p> <p>  Diameter Change<br/>  Material Change<br/>  Out of Standard Service </p>                                                                                                                                                                                                           |
| <p>Date Requested: 20/09/2022<br/>Job Reference: 26972843<br/>Site Location: 343887 386832<br/>Requested by: Miss Dolapo Esan</p> <p>Your Scheme/Reference:<br/>22/00569/CLD (DE)</p> <p>View extent: 100m, 100m</p> <p>Scale: 1:500 (When plotted at A4)</p> | <p><b>IMPORTANT NOTICES</b></p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> <p><b>In case of emergency call - 0800 111 999</b></p> <p><small>© Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100026888</small></p> |