

<u>APPLICATION NO:</u>	24/00517/PDE	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	
<u>LOCATION:</u>	67 Highfield Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		
	MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.00 METRES		
	MAXIMUM HEIGHT: 3.90 METRES		
	HEIGHT OF EAVES: 2.55 METRES		

Site Description

The application relates to a three-storey semi-detached dwelling with an attached garage at no.67 Highfield Road. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The application seeks prior approval for a single storey rear extension which would project 4m from the original rear wall and measure 4.4m wide. It would have a mono-pitch roof with two rooflights, measuring 3.9m to the ridge and 2.68m to the eaves.

Consultations

N/A

Representations

This application has been publicised by letters sent to 8no. neighbours. No representations have been received.

Planning History

22/00418/FUL - Erection of single storey rear extension. Granted, 07.10.2022.

Relevant Legislation

Class A and C, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment (Single Storey Rear Extension)

Paragraph A.1 states that development is not permitted by Class A if—

- permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

- e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - i. forms the principal elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms a side elevation of the original dwellinghouse;
- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - ii. exceed 4 metres in height;
- g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - ii. exceed 4 metres in height;
- h) the enlarged part of the dwellinghouse would have more than a single storey and—
 - i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - i. exceed 4 metres in height,
 - ii. have more than a single storey, or
 - iii. have a width greater than half the width of the original dwellinghouse;
- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- k) it would consist of or include—
 - i. the construction or provision of a verandah, balcony or raised platform,
 - ii. the installation, alteration or replacement of a microwave antenna,
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - iv. an alteration to any part of the roof of the dwellinghouse.; or
- l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The proposed single storey rear extension is considered to meet all the requirements under Paragraph A.1. of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Conditions

Paragraph A.3 states that development under Class A, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is permitted subject to the following conditions:

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

- i. obscure-glazed, and
- ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Paragraph A.4

The application as submitted also complies with the provisions of Paragraph A.4, which sets out the procedure for prior approval applications where development permitted by Class A exceeds the limits in Paragraph A.1(f) but is allowed by Paragraph A.1(g).

Assessment (Rooflights)

Paragraph C.1 states that development is not permitted by Class C if—

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
- d) it would consist of or include—
 - i. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - ii. the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or
- e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The proposed rooflights are considered to meet all the requirements under Paragraph C.1. of Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Conditions

Paragraph C.2 states that development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- a) obscure-glazed; and
- b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Recommendation

The proposed single storey rear extension and dormers comply with the requirements of Class A and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is therefore required and granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/09/2024	W.24/65/02		Location Plan

30/09/2024			Proposed Plans
30/09/2024	W.24/65/04		Proposed Elevations
30/09/2024	W.22/55/06		SECTION A-A

Signed Case Officer¹: **Kim Vo**

**Signed Authorising
Officer²:** **K Foster**

Date: **30 October 2024**

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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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