



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 26/00236/CLD

Name and address of applicant

Mr & Mrs Doran
292 Higher Road
Halewood
Knowsley
L26 9UF

Name and address of agent

MAT Design Limited
17 Brookside Avenue
Eccleston
St Helens
WA10 4RN

Date of Receipt: 15 May 2026

Date Valid: 27 May 2026

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A GARDEN AMENITY
BUILDING.

SECOND SCHEDULE

292 Higher Road, Halewood, Knowsley, L26 9UF

Knowsley Metropolitan Borough Council hereby certify that on 15 May 2026 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The garden amenity outbuilding complies with the requirements of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative

1. Access for Fire Fighting

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via: www.water.org.uk/national-guidance-document-provision-water-firefighting

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

2. The outbuilding hereby permitted shall be used only for purposes incidental and ancillary to the enjoyment of the dwellinghouse and shall not be used as a separate unit of accommodation.

Reason: To ensure that the outbuilding remains ancillary to the residential use of the site, to prevent the creation of a self-contained unit of accommodation and to ensure that the outbuilding remains as Permitted Development.

3. The development hereby permitted shall be carried out in accordance with the submitted documents / plans

Reason: For the avoidance of doubt



Dale Milburn

Executive Director – PLACE

On Behalf of: Knowsley Metropolitan Borough Council

Date: 13 July 2026

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A GARDEN AMENITY BUILDING.

292 Higher Road, Halewood, Knowsley, L26 9UF



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Dated: 13 July 2026