

<u>APPLICATION NO:</u>	26/00236/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	292 Higher Road, Halewood, Knowsley, L26 9UF		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A GARDEN AMENITY BUILDING.		

Site Description

The application site comprises a single storey detached bungalow located on a corner plot of Higher Road. The dwelling is characterised by a mixture of brick and pebbledash render to all elevations and has a hipped tiled roof with small cross-gables above the bay windows to the front elevations. The property currently benefits from a single storey garage to the side and a flat roof extension to the rear. The property also previously benefitted from various outbuilding structures within the side and rear gardens which have since been demolished. There is extensive structural damage to the existing dwelling.

The neighbouring dwelling to the west No.290 benefits from a single storey garage to the side and a small single storey flat roof extension to the rear. To the north of the site is the highway of Higher Road and a mixture of single storey and two-storey detached, semi-detached and terraced dwellings. To the east of the site is the highway of Old Hutte Lane and Highfield Farm. To the south of the site is New Hutte Woods, with a railway track and the Jaguar Land Rover Complex being situated further south from the site.

Proposal

Application for a Certificate of Proposed Lawful Development to erect a single storey detached garden amenity building within the rear garden.

The outbuilding would have a length of 9.0m and would have a width of 5.0m. The outbuilding would have a dual-pitched tiled roof with an eaves height of 2.5m and a ridge height of 3.4m.

The outbuilding would be finished in brick and would have three windows and a door within the front elevation, two windows within the eastern side elevation and three windows within the rear elevation.

Consultations

Merseyside Fire and Rescue – No objections.

Provided information regarding access for firefighting and water provision to be included as an informative.

Representations

None required.

Planning History

26/00251/FUL ERECTION OF A SINGLE STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION AND 2NO. HIP-TO-GABLE EXTENSIONS; WITH 2NO. ROOFLIGHTS WITHIN THE FRONT ROOF-PLANE AND 2NO. ROOFLIGHTS WITHIN THE REAR ROOF-PLANE

Pending Consideration (as of July 2026)

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed garden amenity building requires an assessment against Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class E (buildings etc incidental to the enjoyment of a dwellinghouse)

Permitted development.

E – The provision within the curtilage of the dwellinghouse of –

- (a) Any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) A container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted.

E.1 Development is not permitted by Class E 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).

No – therefore acceptable.

- (b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

- (c) Any part of the building, enclosure, pool or container would be situated on land

forward of a wall forming the principal elevation of the original dwellinghouse.

No – therefore acceptable.

(d) The building would have more than a single storey.

No – therefore acceptable.

(e) The height of the building, enclosure or container would exceed –

(i) 4 metres in the case of a building with a dual-pitched roof.

No – the ridge height of the outbuilding would be 3.4m and would not exceed 4m – therefore acceptable.

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse.

No – whilst the outbuilding's height would exceed 2.5m, the outbuilding would not be within 2m of the shared boundaries – therefore acceptable.

(iii) 3 metres in any other case.

Not Applicable.

(f) The height of the eaves of the building would exceed 2.5 metres.

No – the eaves of the outbuilding would not exceed 2.5m – therefore acceptable.

(g) The building, enclosure, pool or container would be situated within the curtilage of a listed building.

No – therefore acceptable.

(h) It would include the construction or provision of a verandah, balcony or raised platform.

No – therefore acceptable.

(i) It relates to a dwelling or a microwave antenna.

No – therefore acceptable.

(j) The capacity of the container would exceed 3,500 litres.

Not Applicable.

(k) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within –

- (a) An Area of Outstanding Natural Beauty
- (b) The Broads
- (c) A National Park
- (d) A World Heritage Site

Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

Not Applicable – the dwellinghouse is not situated in any of the above areas.

- E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Not Applicable – the dwellinghouse is not situated within article 2(3) land.

Conclusion

Development can be considered to be permitted development regarding the garden amenity outbuilding as the scheme is compliant with Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be **Granted**

- 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).
- 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.05.2026	01-292	-	LOCATION PLAN
28.05.2026	02-292	-	EXISTING AND PROPOSED PLANS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 10/07/2026

Informatives

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:
<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

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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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>

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.