

APPLICATION NO: 24/00324/PDE **CASE OFFICER:** Reece Black

WARD: Whitefield **PARISH:**

LOCATION: 9 Sefton Drive, Kirkby Park, Kirkby

PROPOSAL: PRIOR APPROVAL FOR THE ERECTION OF A SINGLE
STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.96
METRES
MAXIMUM HEIGHT: 3.14 METRES
HEIGHT OF EAVES: 2.28 METRES

Site Description

The application property is located at 9 Sefton Drive, Kirkby Park, and is located within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a mid-terraced dwelling and is a combination of brick and timber cladding facing on its front elevation and is rendered facing on to its rear elevation. The property features white UPVC openings and brown interlocking roof tiles.

The application site features a store in the rear garden. The front elevation of the property is north facing.

Proposal

The application seeks Prior Approval to ascertain that the proposal would be acceptable before any works commence. The application is for a single storey rear extension, which would have a:

- Maximum depth from the original wall: 5.96m
- Maximum height of the proposed development: 3.14m
- Height of eaves: 2.28m

The proposed development would be served by a hipped roof. This would feature one rooflight, a window and an access door.

The proposal would see the demolition of the existing store in the rear garden.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

APP. NO: 20/00343/PDE
PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.96 METRES
MAXIMUM HEIGHT: 3.54 METRES
HEIGHT OF EAVES: 2.27 METRES

DECISION: WITHDRAWN
DECISION DATE: 23 June 2020

APP. NO: 20/00366/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION
DECISION: REFUSED
DECISION DATE: 10 September 2020

Relevant Policy

Town & Country Planning Act (General Permitted Development) (England) Order 2015. (as amended). This relates specifically to Schedule 2, Part 1, Class A.

Article 35 Statement

Not applicable.

Assessment

Under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GDPO), planning permission is granted for the enlargement of a dwellinghouse subject to limitations and conditions.

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1(g) states that 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.

It is the opinion that the proposed development would not contravene the criteria outlined in the GDPO and specifically within Schedule 2, Part 1, Class A. The proposal would be at a depth which is more than 3m but less than 6m, the height of the eaves would not exceed 3m and the tallest point would not exceed 4m.

The proposed development is considered to comply with the rest of Schedule 2, Part 1, Class A and subsequently overall, the proposed development would comply with all of the relevant criteria of the legislation.

No objections have been received from any neighbours who were notified of the Prior Approval.

Conclusion

It is concluded that the proposed development complies with Class A of Part, 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended). Accordingly, in line with the legislation Prior Approval is required and granted.

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Class A, 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
17/06/2024	77993-02	-	PROPOSED FLOOR PLAN, ELEVATIONS AND SITE PLAN
17/06/2024	77993-01	-	LOCATION PLAN AND EXISTING FLOOR PLAN AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **23 July 2024**

Informatives

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

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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