

<u>APPLICATION NO:</u>	25/00347/CLD	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Altbridge School, Wellcroft Road, Huyton, Knowsley, L36 7TA		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE INSTALLATION OF 3NO MODULAR BUILDINGS		

Site Description

The application site is a school (Altbridge School) with a roughly square footprint set bounded by Wellcroft road to the south and Longview lane to the east. It comprises main school buildings, hardstanding area and grassed areas. There is another school to the west (Knowsley Central School), houses to the south, football facilities to the east and an open field to the north with dwellings beyond.

Proposal

The proposal is for a lawful development certificate for the installation of 3 no module buildings. The proposal would consist of a single modular building of 175sqm towards the north west of the site, with another double modular building with a combined floorspace of 383.6sqm to the south east of the site near to Wellcroft Road. This would result in a total increase of 558.6sqm*.

**The application has been amended from the original to increase the size of the double building by an additional 33.6sqm.*

Consultations

N/A

Representations

N/A

Planning History

21/00044/CLD - CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A SINGLE STOREY MODULAR CLASSROOM – approved 15.06.2021. The classroom was 147sqm in size.

Legislation

The Town and Country Planning (General Permitted Development) (England)

Order 2015 as amended

The key questions are whether the proposal would comply with the relevant provision of “*Class M – extensions etc for schools, colleges, universities [prisons] and hospitals*”

Class M gives permission for the erection of a school building subject to the following criteria:

Development not permitted

M.1 Development is not permitted by Class M—

(a)if the cumulative footprint of any erection, extension or alteration under Class M on or after [the relevant date] would exceed the greater of—

(i)25% of the cumulative footprint of the school, [college,] university, prison or hospital buildings as it was on [the relevant date]; or

(ii)250 square metres;]

(ba)in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;]

(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;

(d)if the height of any new building erected would [exceed—]

(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or

(ii)in all other cases, 6 metres;]

(da)if the height of any rooftop structure would exceed 1.5 metres;]

(e)if the height of the building as extended or altered would exceed—

(i) if within 10 metres of a boundary of the curtilage of the premises, [the lesser of the height of the building being extended or altered or] 5 metres; or

(ii)in all other cases, the height of the building being extended or altered;

(f)if the development would be within the curtilage of a listed building; or

(g)unless—

(i)in the case of school, college or university buildings, the predominant use of the

existing buildings on the premises is for the provision of education;

**The Town and Country Planning (General Permitted Development etc.)
(England) (Amendment) (No. 2) Order 2023**

““relevant date” means 21st December 2023 in the case of the development of an open prison building and 21st April 2021 in the case of all other development;”.

Assessment

The buildings on site as of 21st April 2021 had a total floorspace of 3440sqm. Therefore, 25% of this would allow up to 860sqm under permitted development.

The proposal would result in a floorspace increase of 558.6sqm. The previous application for a new building, (21/00044/CLD) – was for a 147sqm extension. Therefore, there has been a total cumulative addition of 705.6sqm since the relevant date of 21st April 2021.

The current cumulative extensions since 2021 are 705.6 **sqm**, which is below the 860sqm allowed under permitted development.

There is no residential curtilage within 5 metres of the proposed buildings and the area has not been used as a playing pitch in the last 5 years. The buildings would also be below 5 metres in height.

Therefore, the proposed building complies with the GPDO 2015 (As Amended) Part M and is lawful.

Conclusion

The proposal constitutes a lawful development for which planning permission is not required.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **11/07/2025**

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

2 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

Informatives

N/A