

<u>APPLICATION NO:</u>	23/02018/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	20 Grosvenor Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED LOFT CONVERSION WITH REAR DORMER EXTENSION		

Site Description

The application site is located at 20 Grosvenor Road, Prescot and is located within land allocated as a Primarily Residential Area in the Development Plan. The property is an end-terraced dwelling and is brick facing on its front, side and rear elevations, along with white UPVC openings and grey, flat, interlocking roof tiles.

The front elevation of the dwelling is sited directly adjacent to the highway of Grosvenor Road. The site is encircled by residential properties. To the rear of the of the application site, is a detached outbuilding of a toolmakers workshop, which is a Listed Building (Grade II). This is ancillary to the dwelling; the dwelling itself is not listed, despite the fact that the outbuilding is.

Proposal

The application seeks a Certificate of Lawful Development for a proposed loft conversion with a rear dormer extension.

The proposed rear dormer extension would project 3.78m from the ridgeline of the original roof and would leave 0.33m from the eaves to the edge of the enlargement. The total height of the dormer at its tallest would be 2.13m and would have a total width of 7.3m.

Consultations

None Required.

Representations

Not applicable.

Planning History

APP. NO:	01/00048/FUL
PROPOSAL:	EXTERNAL WORKS IN CONNECTION WITH THE CONVERSION OF FORMER TIMEPIECE WORKSHOP TO FORM 1 NO. DWELLING TOGETHER WITH EXTENSION TO PROVIDE KITCHEN ACCOMMODATION.
DECISION:	REFUSED
DECISION DATE:	1 August 2001

APP. NO: 01/00301/LBC
PROPOSAL: LISTED BUILDING CONSENT FOR ALTERATIONS TO WORKSHOPS TO FORM LIVING ACCOMMODATION
DECISION: REFUSED
DECISION DATE: 1 August 2001

APP. NO: 02/00117/FUL
PROPOSAL: EXTERNAL WORKS TO RESTORE TOOLMAKERS WORKSHOP AND REBUILDING OF OUTRIGGER TO PROVIDE KITCHEN AND SHOWER ROOM FACILITIES
DECISION: WITHDRAWN
DECISION DATE: 27 January 2003

APP. NO: 02/00118/LBC
PROPOSAL: LISTED BUILDING CONSENT TO RESTORE TOOLMAKERS WORKSHOP AND REBUILDING OF OUTRIGGER TO PROVIDE KITCHEN AND SHOWER ROOM FACILITIES
DECISION: WITHDRAWN
DECISION DATE: 27 January 2003

APP. NO: 03/00136/FUL
PROPOSAL: EXTERNAL ALTERATIONS TO GRADE II TOOLMAKERS WORKSHOP FOR RESTORATION PURPOSES. TOGETHER WITH THE REBUILDING OF OUTRIGGER TO SIDE OF BUILDING.
DECISION: WITHDRAWN
DECISION DATE: 30 May 2003

APP. NO: 03/00151/LBC
PROPOSAL: ALTERATIONS TO EXTERNAL ELEVATIONS AND REBUILDING OF OUTRIGGER IN CONNECTION WITH USE OF BUILDING AS LIVING ACCOMMODATION
DECISION: WITHDRAWN
DECISION DATE: 30 May 2003

APP. NO: 03/00538/FUL
PROPOSAL: EXTERNAL ALTERATIONS TO GRADE II TOOLMAKERS WORKSHOP FOR RESTORATION PURPOSES, TOGETHER WITH THE REBUILDING OF OUTRIGGER TO SIDE OF BUILDING.
DECISION: GRANTED
DECISION DATE: 23 July 2003

APP. NO: 03/00539/LBC
PROPOSAL: ALTERATIONS TO EXTERNAL ELEVATIONS AND REBUILDING OF OUTRIGGER
DECISION: GRANTED
DECISION DATE: 23 July 2003

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015.

Extensions/alterations under Schedule Part 1 Class B 'Additions to the roof of a dwellinghouse'

Class B states that an addition or alteration to the roof is permitted development provided that the development does not:

- b) exceed the height of the highest part of the dwellinghouse
- c) extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- d) the cubic content of the resulting roof exceeds the cubic content of the original roof by more than 40 cubic meters in the case of a terrace dwellinghouse
- e) include a veranda, balcony, raised platform or a flue
- f) lie in a conservation area

Development is permitted by Class B subject to the following conditions –

- (a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- (b) The enlargement shall be constructed so that –
 - (i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.
- (c) Any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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 or the room in which the window is installed.

A dormer extension is proposed but it is at the rear of the property, it does not exceed the height of the highest part of the roof, its cubic content does not exceed 40 cubic metres, it does not include a balcony or flue, and the site is not in a conservation area.

The proposal also includes a Juliet balcony but would not result in a raised platform or external access and would be acceptable and considered permitted development.

Conclusion

It is concluded that the proposal complies with Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the certificate of Lawfulness for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

The proposal complies with the requirements of Class B of 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
26/07/2023	01	-	LOCATION PLAN
26/07/2023	02	-	EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **18 September 2023**

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

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024