

Regeneration and Economic Development Department

APPLICATION NO: 21/00188/CLD

APPLICANT: Mr David Langton

WARD AFFECTED: Swanside

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR A PROPOSED HIP TO GABLE
ROOF AND DORMER EXTENSION

LOCATION OF SITE: 27 Church Road, Roby, L36 9TL

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

TECHNICAL CONSULTATIONS:

None Required.

NEIGHBOUR NOTIFICATION:

N/A.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for a hip-to-gable roof and rear dormer extension to the semi-detached property at 27 Church Road in Roby.

POLICY CONSIDERATIONS

N/A - Certificates of Lawfulness for proposed developments need only comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. The GPDO is a national grant of permission which allows certain development and changes of use to be carried out without submission of a planning application.

APPRAISAL

Classes B and C of Part 1, Schedule 2 to the above order sets out the requirements and parameters to determine if alterations and/or additions to the roof of a dwelling would be permitted development.

The proposal would not exceed the height of the highest part of the existing roof, would not extend beyond the plane of a roof slope facing a highway and the resulting roof space would not exceed the original roof space by more than 50 cubic meters. The rooflight proposed on the hip-to-gable extension would also not protrude more than 0.15 metres beyond the plane of the slope of the original roof.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The proposal would also comply with the conditions of Classes C and B as it would be faced in materials of a similar appearance to those used on the original dwelling and the dormer would be set in at least 0.2 m from the eaves of the original roof.

CONCLUSION

It is concluded that the proposal complies with the provisions set out under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended in Classes B and C, Part 1, Schedule 2. Accordingly, it is recommended that the Certificate of Lawfulness for the proposed development be granted.

RECOMMENDATION:

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Classes B and C 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
04/03/2021	227-EX-01-A3	-	LOCATION PLAN
04/03/2021	227-PL-01 REVD-A1	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Chloe Roberts

29 April 2021

Alan Kilroe
30 April 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\overendp\appdata\local\microsoft\windows\inetcache\content.outlook\cidlnb23\21_00188_cld 27 church road.rtf