

<u>APPLICATION NO:</u>	25/00612/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	St Brigids Catholic Primary School, Waterpark Drive, Stockbridge Village		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A NEW GARDEN ROOM AT EXISTING SCHOOL TOGETHER WITH AN ASSOCIATED ACCESS RAMP		

Site Description

The application site is located at St Brigids Catholic Primary School, Stockbridge Village and is allocated as Urban Greenspace and Education Land within the Development Plan.

The application site comprises of a two-storey building and a separate single storey building which provides a nursery, adjacent the main school premises and surrounded by associated car parking, playground and grassed sections. The school is accessed from Waterpark Drive with school playing fields to the south and west.

Proposal

The application seeks a Certificate of Lawful Development for the erection of a garden room at the existing school together with an associated access ramp.

The proposed garden room building would have a length of 7m with a width of 4m. The proposal would be served by a flat roof, which would measure 2.2m at the eaves and 2.6m at the maximum height. The proposed development would occupy a footprint of 28 sqm. The proposed building would be located to the south-east of the main school premises.

Consultations

None required.

Representations

Not applicable.

Planning History

APP. NO:	01/00521/KMBC1
PROPOSAL:	ERECTION OF NEW MULTI-USE SPORT AND ART BUILDING FOR DUAL SCHOOL AND COMMUNITY USE TOGETHER WITH CAR PARKING AND ERECTION OF SECURITY FENCING AND ACCESS
DECISION:	GRANTED
DECISION DATE:	26 October 2001

APP. NO: 03/00336/FUL
PROPOSAL: ERECTION OF EXTENSION TO EXTEND EXISTING STAFFROOM AND HEAD TEACHER'S ROOM.
DECISION: GRANTED
DECISION DATE: 23 May 2003

APP. NO: 74/10250/HIST
PROPOSAL: ERECTION OF NEW 2 STOREY PRIMARY SCHOOL AND PALISADE FENCE AROUND PERIMETER AND NEW PEDESTRIAN ACCESS
DECISION: GRANTED
DECISION DATE: 11 August 1987

Relevant Policy

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

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015. The application requires an assessment against Schedule 2, Part 7, class M.

Part 7, Class M (extensions etc for schools, colleges, universities, prisons and hospitals)

Permitted development

M – The erection, extension or alteration of a school, college, university, prison or hospital building. Development not permitted.

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

No – therefore acceptable.

(ii) 250 square metres.

No - therefore acceptable.

(b) In the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises.

N/A – the development would be within the grounds of a primary school.

- (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.

No – the proposed development would not be within 5m of the boundary of the curtilage of residential land – therefore acceptable.

- (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.

No – therefore acceptable.

- (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.

No – therefore acceptable.

- (ii) In all other cases, 6 metres.

No – the height of the garden room would be 2.6m – therefore acceptable.

- (da) If the height of any rooftop structure would exceed 1.5 metres.

N/A – the proposal does not include any rooftop structure.

- (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.

No – therefore acceptable.

- (ii) In all other cases, the height of the building being extended or altered.
No - therefore acceptable.

- (f) If the development would be within the curtilage of a listed building

N/A – the application site is not a listed building.

- (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.

N/A

- (ii) In the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services.

N/A

(iii) In the case of prison buildings –

(aa) The predominant use of the existing buildings on the premises is for the confinement of prisoners.

N/A

(bb) In the case of a closed prison, the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on the relevant date.

N/A

M.2 Development is permitted by Class M subject to the following conditions –

(a) The development is within the curtilage of an existing school, college, university, prison or hospital.

Yes – the development would be within the curtilage of an existing primary school – therefore acceptable.

(b) The development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital.

Yes – the unit would be used as a new classroom / garden room – therefore acceptable.

(c) Any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings.

N/A – the application site is not situated within article 2(3) land.

(d) Any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.

N/A – the application site is not situated within article 2(3) land.

The proposed development for the erection of garden room would therefore comply with the requirements of Schedule 2, Part 7, Class M of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 (as amended).

Conclusion

It is concluded that the proposed development complies with Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the Certificate of Lawful Development for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12.11.2025	7840-SBG-CUN-XX-XX-DR-A-1000	-	LOCATION PLAN
12.11.2025	7840-SBG-CUN-XX-XX-DR-A-1200	-	PROPOSED SITE PLANS
12.11.2025	7840-SBG-CUN-XX-XX-DR-A-2100	-	PROPOSED GARDEN ROOM PLANS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 23/01/2026

Informatives

Not applicable.

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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