

Regeneration and Economic Development Department

APPLICATION NO: 21/00198/CLD

APPLICANT: Mr & Mrs Thompson

WARD AFFECTED: Whitefield

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 10 Whinberry Drive, Southdene, Kirkby, L32 9BA

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 - 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for the erection of a single storey rear extension to the detached property at 10 Whinberry Drive in Kirkby. The proposal would extend 3.9m from the rear elevation of the existing property and would have a lean-to roof which would measure approximately 2.2m in height to the eaves, with a maximum height of 3.0m.

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

The proposed extension would replace an existing conservatory extension which is not part of the original dwelling. The proposed development would not extend more than 4.0m at the rear, would not exceed 4.0m in height and the height of the eaves would not exceed 3.0m. The rear extension would therefore comply with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONCLUSION

It is concluded that the proposal complies with Class A 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.

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

RECOMMENDATION:

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class A 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
08/03/2021	RDS-WHI-LP-01	-	LOCATION PLAN
08/03/2021	RDS-WHI-FP-01	-	EXISTING AND PROPOSED FLOOR PLANS
08/03/2021	RDS-WHI-EL-02	-	PROPOSED ELEVATIONS

Informatives

Chloe Roberts

22 June 2021

Alan Kilroe
22 June 2021

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