

<u>APPLICATION NO:</u>	25/00574/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	9 Mill Lane, Cronton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 9 Mill Lane, Cronton and is situated within a Primarily Residential Area within the Development Plan. The application property is a two-storey, detached dwellinghouse and is brick facing with brown UPVC openings and red, flat roof tiles. The property benefits from a detached garage to the bottom of the rear garden.

The local planning authority (lpa) holds no record to the removal of permitted development rights for extensions and alterations to the property.

Proposal

The application seeks a Certificate of Lawful Development for the erection of a single storey rear extension.

The proposed rear extension would project 3.5m with a width of 5.6m. The proposal would be served by a mono-pitched roof, which would measure 2.8m at the eaves and 3.6m at the tallest point.

Consultations

None Required.

Representations

Not applicable.

Planning History

No recorded planning history

Assessment

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

Class A states that an enlargement, improvement or alteration of a house of a house is permitted development provided that the development does not:

- b) exceed 50% of the total area of the curtilage;
- c) exceed the height of the of the highest part of the roof of the existing dwellinghouse;
- d) exceed the height of the eaves of the dwellinghouse;
- e) extend beyond a wall which – forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse;
- f) Subject to paragraph (g), have a single storey and – extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or exceed 4 metres in height;
- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, would have a single storey and – extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or exceed 4 metres in height;
- h) would have more than a single storey and – extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- j) would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse;
- k) include a veranda, balcony, raised platform of a flue;
- l) lie in a conservation area

Development is permitted by Class A subject to the following conditions:

- a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The proposed rear extension would not project more than 4m from the rear elevation of the original dwellinghouse, would not exceed 4m in height and the height of the eaves of the extension would not exceed 3m.

The proposal would be faced with matching external facing materials. The submitted plans note that materials to the external walls would match the existing elevations, the roof tiles would match as closely as possible, and the openings (comprising windows, doors and skylights) would match the existing UPVC openings and colour to match these existing openings. Therefore, the materials proposed are acceptable.

The proposed rear extension would therefore comply with the requirements of Class A of Part 1, Schedule 2 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 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 Lawful Development for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class A, 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
04/12/2025	WA8 5DT/9/01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 05/12/2025

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 202

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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