



Knowsl@y Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 25/00298/CLD

Name and address of applicant

Mr Steven Shirley
69 Bowring Park Avenue
Roby
Knowsley
L16 2NH

Name and address of agent

Date of Receipt: 9 May 2025

Date Valid: 29 May 2025

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY REAR EXTENSION

SECOND SCHEDULE

69 Bowring Park Avenue, Roby, Knowsley, L16 2NH

Knowsley Metropolitan Borough Council hereby certify that on 9 May 2025 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

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

Informative

- 1 The certificate of proposed lawfulness hereby granted is only granted for the single storey rear extension, not that of the proposed changed roof design from mono-pitched to flat roof. This change would require planning permission to be submitted to the Local Planning Authority, as the change cannot be considered as Permitted Development, as it would be contrary to that of Paragraph (i) of the GDPO 2015 (as amended), due to the proposed height of the roof / eaves height being somewhat 3.30m and being within 2m of the shared boundary.



Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

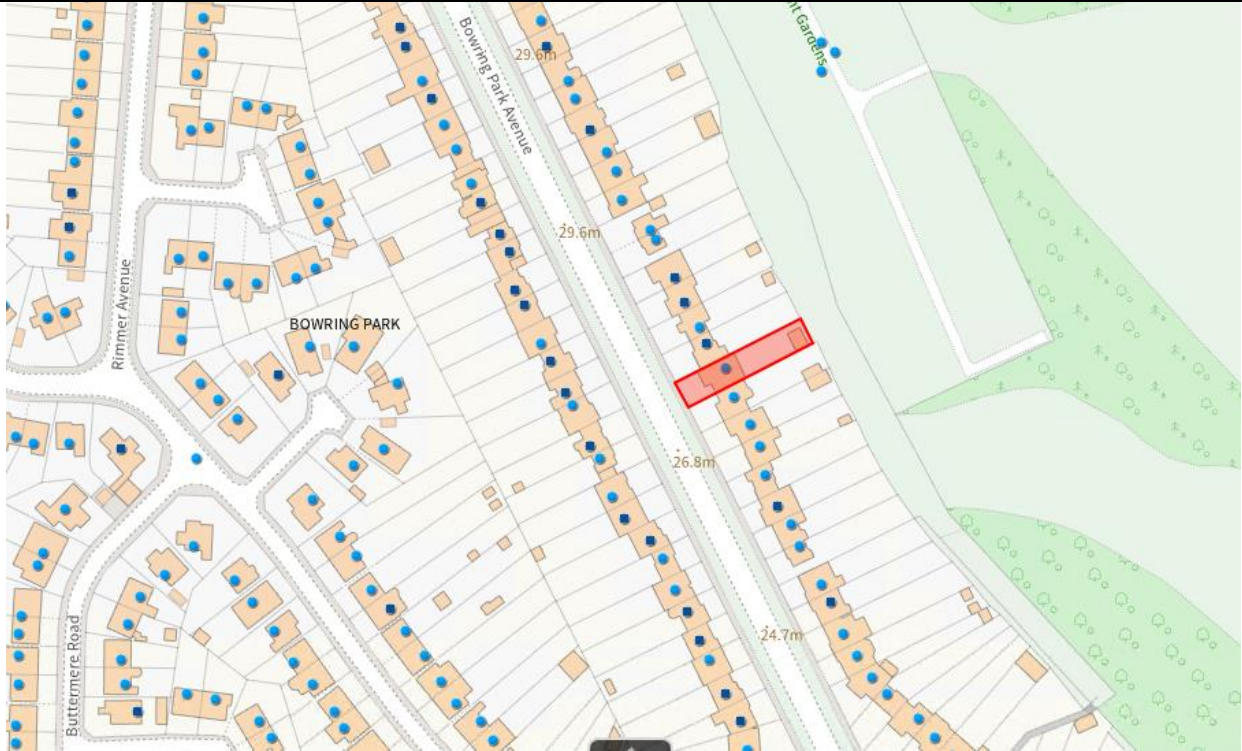
Date: 17 July 2025

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY REAR EXTENSION

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Dated: 17 July 2025