

<u>APPLICATION NO:</u>	25/00298/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	69 Bowring Park Avenue, Roby, Knowsley, L16 2NH		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY REAR EXTENSION.		

Site Description

Two-storey semi-detached dwelling located on Bowring Park Avenue. The dwelling is characterised by facing brickwork to all elevations, a hipped tiled roof which is pitched towards the rear, and predominantly white windows, whilst 2no. are grey to the rear of the dwelling. The property benefits from a two-storey side extension, a part single storey part two storey front extension.

The application site is identified as a Primarily Residential Area in the Knowsley Local Pla: Core Strategy.

Proposal

Application for a Certificate of Proposed Lawful Development to erect a single storey extension to the rear.

The extension would project 3.0m beyond the rear elevation of the dwellinghouse, being stepped back to a projection of 2.50m (to the side closest to No.71 Bowring Park Avenue), and would have a width of 8.48m. It would also have a flat roof with a height of 2.92m.

Consultations

None required.

Representations

None required.

Planning History

95/00479/APP	Erection of part single / part two-storey extension to front.
	Granted (13.10.1995)

Assessment

The proposed rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a

dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse)

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No - therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No - therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –
 - (i) Forms the principal elevation of the original house.

No – therefore acceptable.

- (ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No - therefore acceptable.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –
 - (i) 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

No – therefore acceptable.

- (ii) Exceed 4 metres in height

No – therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
 - (i) 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

No – therefore acceptable.

- (ii) Exceed 4 metres in height

No – therefore acceptable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

Not Applicable – proposal does not have more than one storey.

- (i) The enlarged part of the dwellinghouse 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.

No – whilst the extension would sit hard on the shared boundary with No.71 and sit 0.60m away from the shared boundary, the eaves height would not exceed 3.0m.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
 - (i) Exceed 4 metres in height
 - (ii) Have more than a single storey
 - (iii) Have a width greater than half the width of the original dwellinghouse

Not applicable – extension would not extend beyond the side elevation of the original dwellinghouse.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

No – therefore acceptable.

- (k) It would consist of or include:
 - (i) The construction of provision of a verandah, balcony or raised platform

No – therefore acceptable.

- (ii) The installation, alteration or replacement of a microwave antenna

No - therefore acceptable.

- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe

No – therefore acceptable.

- (iv) An alteration to any part of the roof of the dwellinghouse.

No - therefore acceptable.

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the classing of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Not Applicable – dwellinghouse is not within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

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

Yes - Drg No. SS/04/2025/002 states that the walls would be finished in facing brickwork to match the existing dwellinghouse.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

Not Applicable.

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not Applicable.

Conclusion

Development can be considered to be permitted development regarding the single storey rear extension as the scheme is compliant with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be **Granted**.

- 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).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09.05.2025	SS/04/2025/002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
29.05.2025	-	-	LOCATION PLAN

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **17.07.2025**

Informatives

- 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 3.30m and being within 2m of the shared boundary.

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

² 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

Site Photographs

