

<u>APPLICATION NO:</u>	25/00375/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	42 Hillingden Avenue, Halewood, Knowsley, L26 9TZ		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED SINGLE STOREY SIDE EXTENSION, LOFT CONVERSION AND REAR DORMER EXTENSION.		

Site Description

Two-storey semi-detached dwelling located on Hillingden Avenue. The dwelling is characterised by brick and pebbledash render to the front elevation and brick to the side / rear elevations, a tiled gable roof and white UPVC windows.

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

Proposal

Application for a Certificate of Proposed Lawful Development to erect a single storey extension to the side, carry out a loft conversion and erect a dormer extension to the rear roof-plane.

Single Storey Side Extension

The extension would have a depth of 6.56m and a width of 2.90m. It would have a flat roof with 2no. skylights installed with a height of 2.87m. The maximum roof height including the skylights would be 3.47m.

Rear Dormer Loft Conversion

The dormer extension would have a length of 6.01m, a height of 2.19m and a projection of 3.21m with a flat roof. The dormer would not extend beyond the ridge of the existing roof and would be set-back from the existing eaves of the dwelling by 0.50m. It would have a total volume of 21.12m.

Consultations

None required.

Representations

None required.

Planning History

No relevant planning history.

Relevant Policy

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

Schedule 2, Part 1, Class A – Enlargement, improvement or other alteration of a dwellinghouse

Schedule 2, Part 1, Class B – Additions etc to the roof of a dwellinghouse

Assessment

Single Storey Side Extension

The proposed side 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 – the extension would not extend beyond the rear wall – 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.

N/A – the extension would not have more than a single 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 proposed side extension would be within 2 metres of the boundary, the eaves height (or in this case the roof height of the flat roof) would not exceed 3 metres.

- (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

No – the extension would have a roof height of 2.88m and a max height of 3.47m when including the skylights – therefore acceptable.

- (ii) Have more than a single storey

No – therefore acceptable.

- (iii) Have a width greater than half the width of the original dwellinghouse

No – the existing dwellinghouse has a width of 9.24m. Therefore, the extension would not have a width greater than half the width of the original dwellinghouse – therefore acceptable.

- (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 or 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 cladding 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 subparagraphs (b) and (c).

N/A – application site is not situated 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 – email correspondence with the applicant as of 04 August 2025 confirmed that the extension would be finished in brick slip tiles closest to match the existing dwelling.

(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.

N/A

- (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.

N/A

Rear Dormer Loft Conversion

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

Part 1, Class B (additions etc to the roof of a dwellinghouse)

Permitted development.

B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted.

B.1 Development is not permitted by Class B 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) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

No – therefore acceptable.

- (c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of a dwellinghouse and fronts a highway.

No – therefore acceptable.

- (d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

- (i) 40 cubic metres in the case of a terrace house
(ii) 50 cubic metres in any other case

The volume of the dormer extension has been calculated as 21.12m³ and would not exceed the threshold of 50m³ for a semi-detached dwelling – therefore acceptable.

- (e) It would consist of or include –

- (i) The construction or provision of a verandah, balcony or raised platform

No – therefore acceptable.

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

No – therefore acceptable.

- (f) The dwellinghouse is on article 2(3) land.

No – therefore acceptable.

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

No – therefore acceptable.

- (h) The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

No – therefore acceptable.

B.2 Development is permitted by Class B 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 exterior of the existing dwellinghouse.

Yes – email correspondence with the applicant as of 04 August 2025 confirmed that the dormer extension would be finished in grey tiles to match the existing roof.

- (b) The enlargement must be constructed so that –
 - (i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
 - (aa) The eaves of the original roof are maintained and reinstated

Dormer extension would be no higher than the original ridge height of roof.

- (bb) The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves

Dormer extension would be set back 0.50m from the eaves of the property.

- (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

N/A

- (c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –

- (i) Obscure-glazed

N/A

- (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

N/A

Conclusion

Development can be considered to be permitted development regarding the single storey side 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).

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

Recommendation

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

- 1) The single storey side extension complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2) The rear dormer loft conversion complies with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17.06.2025	L26-0033-002	A	Proposed Plans, Section AA and Details
17.06.2025	L26-0033-003	A	Proposed Plans, Section BB, Details and Elevations
04.08.2025	-	-	Email correspondence with the C Knowles (applicant) to confirm the materials of the side extension and dormer extension.

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 07/08/2025

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

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

