

<u>APPLICATION NO:</u>	26/00087/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	69 Attlee Road, Huyton, Knowsley, L36 6BG		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF 1NO. REAR DORMER AND A HIP TO GABLE ROOF CONVERSION.		

Site Description

The property is a two-storey semi-detached 3-bed dwelling located on Attlee Road. The dwellinghouse has brick to all elevations; in which the rear elevation at ground floor level has been painted white, a hipped tiled roof and white UPVC windows.

It currently benefits from a conservatory at the rear, and a small storage outbuilding within the rear garden. The dwelling has off-street parking available to the side of the property. The property is soon to benefit from a single storey side and rear extension (approved under planning reference 25/00305/FUL).

The surrounding area is characterised by semi-detached dwellings which are brick-finished, however, there are examples of dwellings which have been rendered.

Proposal

Application for a Certificate of Proposed Lawful Development to erect a dormer extension to the rear roof plane and a hip-to-gable extension.

Rear dormer extension

The dormer extension would have a length of 6.7m, a width of 3.3m and a height of 2.2m. The dormer would be set in from the shared roof boundary line with 71 Attlee Road by 0.1m and would be set back from the existing eaves of the dwelling by 1.0m (along the diagonal line). The extension would have a total volume of 24.3m³.

The dormer extension would have a flat roof, be finished in tiles to match the dwellings existing roof and have 1 PVC window and a Juliet Balcony with glass balustrade installed within the rear elevation.

The proposed extension would see the introduction of a new master bedroom and en-suite at loft level.

Hip-to-gable extension

The hip-to-gable extension would have a length of 4.0m, a width of 7.4m and a height of 2.8m. The extension would have a total volume of 13.8m³.

The extension would be finished in render to match the wider dwellinghouse (approved under 25/00305/FUL) and the roof tiles proposed would match the existing dwellinghouse.

A dormer extension and hip-to-gable extension were previously approved under 25/00305/FUL. However, the applicant now wishes to carry out the dormer / hip-to-gable works under Permitted Development.

Consultations

None required.

Representations

None required.

Planning History

25/00305/FUL ERECTION OF A SINGLE STOREY SIDE AND REAR
EXTENSION, HIP TO GABLE LOFT CONVERSION
TOGETHER WITH THE ERECTION OF A REAR DORMER.

Granted (28 November 2025)

Relevant Policy

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

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

Assessment

The proposed rear dormer extension and hip-to-gable 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

No – the volume of the dormer extension has been calculated as 24.3m³, and the volume of the hip-to-gable extension has been calculated as 13m³. The total volume of the roof alterations would be 38.1m³. Therefore, the extensions 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.
 - (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 – drawing no.AR-04 (REV A) indicates that the dormer extension would be finished in tiles to match the existing roof and the hip-to-gable extension would be finished in render to match the existing dwellinghouse.

- (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

The dormer extension would be no higher than the original roof height of the dwellinghouse and the existing eaves would be maintained – therefore acceptable.

- (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

The dormer extension would be set back 1.0m from the eaves of the property – therefore acceptable.

- (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.

Not applicable.

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

- (i) Obscure-glazed
- (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.

Not applicable.

Conclusion

Development can be considered to be permitted development regarding the rear dormer extension and the hip-to-gable extension 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 rear dormer loft conversion and hip-to-gable extension comply 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
03.03.2026	-	-	LOCATION PLAN

03.03.2026	AR-003	REV A	EXISTING AND PROPOSED PLANS
03.03.2026	AR-04	REV A	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 16/03/2026

Informatives

- 1) The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

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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What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

Site Photographs

