

Regeneration and Economic Development Department

APPLICATION NO: 22/00311/CLD

APPLICANTS: Mr and Mrs Leake

WARD AFFECTED: PAGE MOSS

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY
REAR EXTENSION

LOCATION OF SITE: 588 Princess Drive, Huyton, Knowsley, L14 9NQ

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

General Permitted Development Order (2015) (as amended)

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

Not applicable.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for a proposed single storey rear extension to the semi-detached property located at 588 Princess Drive, Huyton.

RELEVANT PLANNING HISTORY

Not applicable.

POLICY CONSIDERATIONS

Not applicable. Certificates of Lawfulness for proposed development works only need to comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GPDO is a national grant of permission which allows certain development and changes of use to be carried out without the submission of a planning application subject to compliance with the provisions as set out in the GPDO. Class A (Enlargement, improvement or other alterations of a dwelling house) of the GPDO forms the basis for the assessment of this CLD application.

APPRAISAL

The proposals seek the development of a rear extension to 588 Princess Drive measuring 2.92m in depth from the rear elevation of the original dwellinghouse and spanning a width of 4.59m. The proposals consist of a flat roof and roof lantern measuring approximately 2.78m at the eaves and 3.32m at its highest point.

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 rear extension would therefore comply with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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CONCLUSION

It is concluded that the proposal 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 Lawfulness for the proposed development be granted.

RECOMMENDATION:

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class A of 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
09/06/2022	COL	-	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLANS
09/06/2022	COL	-	PROPOSED SIDE ELEVATIONS
09/06/2022	COL	-	EXISTING AND PROPOSED REAR ELEVATION
09/06/2022	COL	-	EXISTING AND PROPOSED GROUND FLOOR PLAN

John Fleming

14 June 2022

Alan Kilroe
15 June 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02