

Regeneration and Economic Development Department

APPLICATION NO: 21/00966/CLD

APPLICANT: Mr Savage

WARD AFFECTED: Prescott

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR PROPOSED LOFT CONVERSION
WITH REAR DORMER AND ALTERATIONS TO ROOF FROM HIP TO GABLE

LOCATION OF SITE: 14 Sundale Avenue, Prescott, L35 7JY

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

N/A

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

N/A

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for the conversion of the loft to include the alteration from a hipped to a gable end roof and dormer to the rear roof slope.

POLICY CONSIDERATION

Certificates of Lawfulness for proposed development need only comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GDPO is a national grant of permission which allows certain development and changes of use be carried out without the submission of a planning application.

In particular, Class B (Additions etc. to the roof) of the GDPO forms the basis for the assessment of this CLD application.

APPRAISAL

The proposed loft conversion and erection of a rear dormer extension at the application dwelling would not exceed the height of the highest part of the existing roof nor would the resulting roof space exceed the original roof space by more than 50 cubic meters. In addition, the proposed development would not extend beyond the plane of the roof slope that forms the principle elevation that fronts a highway. The exterior materials to be used in the construction of the proposed extensions would match the exterior of the existing dwelling and so would be appropriate to the dwelling's design and character of the residential area.

The window proposed in gable wall is confirmed as non-opening and obscurely glazed in compliance with the relevant conditions.

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

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CONCLUSION

It is concluded that the proposal complies with Class B 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 to granted

- 1) The proposal complies with the requirements of Class B 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
11/03/2022	A102		PROPOSED FLOORS AND ELEVATIONS
23/12/2021	A100		PROPOSED SITE PLAN AND LOCATION PLAN

Informatives

Louise Everard

11 March 2022

Signed by

Mark Quinn

11/03/22

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