

APPLICATION NO: 26/00033/CLD **CASE OFFICER:** Reece Black

WARD: Roby **PARISH:**

LOCATION: 1 High Beeches, Roby, Knowsley

PROPOSAL: CERTIFICATE OF LAWFUL DEVELOPMENT FOR A
PROPOSED CONVERSION OF EXISTING GARAGE
TOGETHER WITH A SINGLE STOREY SIDE AND REAR
EXTENSION

Site Description

The application site is located at 1 High Beeches, Roby and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, detached dwelling which contains an integral garage and is faced with brick to the external elevations with white UPVC openings and brown roof tiles. There is hard surfacing to the front of the dwelling to accommodate a minimum of 2 no. off-street parking spaces.

The application property retains permitted development rights for extensions and alterations.

Proposal

The proposal is for a certificate of lawfulness for the proposed conversion of garage to habitable room together with a single storey side and rear extension.

The proposed extension would project 2.1m in depth and a width of 2.7m. This would be served by a flat roof, which would measure 2.55m at the eaves and attain a maximum height of 2.85m from ground level.

The internal integral garage would be converted to form a habitable room. The external alterations would involve replacing the garage door to the front elevation with a new opening and matching infill brickwork below.

Consultations

N/A

Representations

N/A

Planning History

APP. NO: 74/07950/HIST
PROPOSAL: OUTLINE APPLICATION FOR PROPOSED 53 NO 2 STOREY
HOUSES
DECISION: GRANTED
DECISION DATE: 17 February 1984

APP. NO: 74/07961/HIST
PROPOSAL: RESERVED MATTERS APPLICATION FOR ERECTION OF
53 NO 2 STOREY HOUSES INCL GARAGES APPROVAL OF
DETAILS
DECISION: GRANTED
DECISION DATE: 5 March 1984

APP. NO: 19/00157/FUL
PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION
(DEMOLITION OF EXISTING GARAGE)
DECISION: GRANTED
DECISION DATE: 21 May 2019

APP. NO: 25/00687/FUL
PROPOSAL: CONVERSION OF EXISTING GARAGE TOGETHER WITH A
SINGLE STOREY REAR EXTENSION.
DECISION: WITHDRAWN
DECISION DATE: 20 January 2026

Relevant Policy

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

Article 35 Statement

N/A

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015.

Class A states that an enlargement, improvement or alteration of a house of a house is permitted development provided that the development does not:

- b) exceed 50% of the total area of the curtilage;
- c) exceed the height of the of the highest part of the roof of the existing dwellinghouse;
- d) exceed the height of the eaves of the dwellinghouse;
- e) extend beyond a wall which – forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse;
- f) Subject to paragraph (g), have a single storey and – 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, or exceed 4 metres in height;
- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, would have a single storey and – 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, or exceed 4 metres in height;
- h) would have more than a single storey and – extend beyond the rear wall

- of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) 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;
 - j) would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse;
 - k) include a veranda, balcony, raised platform of a flue;
 - l) lie in a conservation area

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

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

The proposed side and rear extension would not project more than 4m from the rear elevation of the original dwellinghouse, would not exceed 4m in maximum height, the height of the eaves of the extension would not exceed 3m and the proposal would not have a width greater than half the width of the original dwellinghouse.

The proposed integral garage conversion would involve limited alterations to the existing front elevation; the majority of the works are internal, and the external works would not result in the enlargement or forward projection of the existing property. The external alterations for the garage conversion include a replacement window, with matching brickwork and cill installed. These are minor alterations and can be undertaken within the scope of Class A (enlargement, improvement or other alterations of a dwelling house).

The proposed development would be faced with matching external facing materials. The submitted plans note that materials to the external walls would match the existing brick elevations and the openings would be white UPVC to match the existing found on the property. No details on roof materials have been included, however, as the Permitted Development rights for householders: Technical Guidance sets out *flat roofs will not normally have any visual impact and so, where this is the case, the need for materials of similar appearance should not apply*. Therefore, the materials proposed are acceptable.

The proposed side and rear extension and the conversion of the existing integral garage to form a habitable room would therefore comply with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 (as amended).

Conclusion

The proposed development 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 is 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
30/01/2026	L01	-	LOCATION PLAN
30/01/2026	L02	-	EXISTING AND PROPOSED SITE PLAN
30/01/2026	G01	-	PROPOSED GROUND FLOOR
22/02/2026	G02	REV A	PROPOSED ELEVATIONS AND SECTION
30/01/2026	G03	-	PROPOSED CGI's

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

26/02/2026

Date:

Informatives

N/A

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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