

<u>APPLICATION NO:</u>	26/00129/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	31 Rupert Road, Roby, Knowsley, L36 9TA		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED SINGLE STOREY REAR EXTENSION; FOLLOWING THE DEMOLITION OF EXISTING CONSERVATORY.		

Site Description

The application site comprises a two-storey detached dwelling located on Rupert Road, Roby. The dwelling is characterised by white render and brick to the front elevation, brick to the side/rear elevations and a hipped tiled roof.

The property currently benefits from a single storey rear extension, a conservatory and a detached flat roof outbuilding within the rear garden. There is also off-street parking available to the front of the property.

The surrounding area is characterised by two-storey semi-detached, detached and terraced dwellinghouses.

Proposal

The application is for a Certificate of Proposed Lawful Development to erect a single storey extension to the rear.

The rear extension would have a width of 6.0m and would project beyond the existing rear elevation by 3.0m. The extension would have a mono-pitched roof with three rooflights installed and would have an eaves height of 2.9m and a ridge height of 3.6m.

The extension would be finished in brick to match the existing dwellinghouse and would have bi-fold doors and one window within the rear elevation and one window within the side elevation (side of No.29).

Consultations

None required.

Representations

None required.

Planning History

No relevant planning history.

Relevant Policy

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

Assessment

The proposed single storey rear 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.
- (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 project beyond the rear wall of the original dwellinghouse by more than 4m – 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 be 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 extension would be within 2m of the shared boundary with No.33, the eaves height would not exceed 3m – therefore acceptable.

- (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 – 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 – 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 of 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 sub-paragraphs (b) and (c).

No – the dwellinghouse is not situated on 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 – drawing no.1342-01-04-002 indicates that the extension would be finished in brick to match the existing dwellinghouse – therefore acceptable.

- (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

Conclusion

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

Recommendation

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

- 1) The proposal complies with the requirements of Schedule 2, Class A, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20.03.2026	-	-	LOCATION PLAN
20.03.2026	1342-01-04-002	-	ELEVATIONS - PROPOSED
20.03.2026	1342-01-03-003	-	GROUND FLOOR PLAN - PROPOSED
20.03.2026	1342-01-03-004	-	FIRST FLOOR PLAN - PROPOSED
20.03.2026	04-005	-	3D ISO - PROPOSED

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **28/04/2026**

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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