

<u>APPLICATION NO:</u>	23/02313/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Brewery Cottages, Netherley Road, Tarbock Green		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application property is located at 3 Brewery Cottages, Tarbock Green, L35 1QG. The site is located within the Tarbock Green Conservation Area. The property is not a Listed Building.

It is a semi-detached dwelling and is brick facing on its front, side and rear elevations. The property features black UPVC openings and flat, grey, interlocking roof tiles.

The front garden area is enclosed by an approximate 1m high timber fence and shrubbery. There is a side access track that provides access to Yewtree House.

Proposal

The application seeks a Certificate of Lawful Development for the erection of a single storey rear extension.

The proposed rear extension would have a projection of 2.9m and would have a width of 6.51m. The proposed development would be served by a mono-pitched roof, which would measure 2.57m at the eaves and 3.3m at its highest point.

The proposal would also feature a set of access doors and a window on its rear elevation, a tall window on the side elevation and two rooflights.

Consultations

Tarbock Parish Council - No Comments Received.
Conservation & Design Officer – No Comments Received.

Representations

Not applicable.

Planning History

No recorded planning history.

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 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;
- 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 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; and where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

- a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbled dash, 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; or
- ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limit set out in sub-paragraphs (b) and (c)

This section of the rules sets out additional restrictions for National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites.

A.3 – 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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The condition above is intended to ensure that any works to enlarge, alter or improve a house result in an appearance that minimises visual impact and is sympathetic to existing development. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials.

The proposed rear extension would not project more than 3m from the rear elevation of the original dwellinghouse. The proposed development would not exceed 4m in overall height and the height of the eaves of the extension would not exceed 3m.

The exterior materials used on the proposed development are indicated on the submitted plans to match the brick facing and roof tiles of the original dwellinghouse.

The rear extension would therefore comply with the full 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

It is concluded that the proposal fully complies with Class A of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the certificate of Lawful Development for the proposed development be granted.

Recommendation

- 1) The proposal complies with the full requirements of Class A of Part 14, 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
14/08/2023	0001-03	-	PROPOSED SITE BLOCK PLAN
14/08/2023	0001-01	-	EXISTING FLOOR PLANS AND ELEVATIONS. LOCATION PLAN
14/08/2023	0001-02	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Alan Kilroe

Date: 18/10/23

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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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