

<u>APPLICATION NO:</u>	22/00522/CLD	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	
<u>LOCATION:</u>	31 Banbury Avenue, Halewood, Knowsley, L25 5LX		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF FRONT PORCH AND REAR DORMER		

Site Description

The host property is located at 31 Banbury Avenue, Halewood. The area is classified as a Primarily Residential Area. The host property is a mid terraced property and is rendered across the principal elevation and white UPVC doors and windows.

Proposal

The application is for a Certificate of Lawfulness for a proposed single storey rear extension together with the erection of a front porch and rear dormer.

Consultations

None Required

Representations

Not applicable.

Planning History

No relevant planning history associated with the property.

Relevant Policy

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 GDPO 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 GDPO. Class A (Enlargement, improvement or other alterations of a dwelling house), Class B (additions etc to the roof of a dwellinghouse) and Class D (Porches) of the GDPO forms the basis for the assessment of this CLD application.

Assessment

Porch

As originally submitted the porch would not be classed as Permitted Development as it measured 3.36m² externally. The applicant has since submitted revised plans and the porch now measures 2.5m width by 1.2m depth which equates to 3m² externally.

The porch is served by a pitched roof which measures approximately 2.9m in height at its highest point and is therefore below the 3m threshold set by the GDPO.

The public highway is located 9.7m away from the principal elevation of the porch.

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

Dormer Extension

The rear dormer would measure 8.6m in width and have a total height of 2.7m and a total depth of 3.3m. It would include 3 composite windows to match the existing at its rear elevation. The dormer finish is to be in keeping with the existing roof materials in order to comply with permitted development.

The dormer would not as a result of the works exceed the height of the highest part of the existing roof. The proposed elevation show that eaves would be present and that the edge of the dormer would be approximately .2m measured along the roof slope from the edge of the enlargement to the outer edge of the eaves.

The proposed dormer extension would be less than 40sqm and would measure around 38.31sqm with the rear dormer resulting in less than 40sqm total addition to the roof. The dormer is .2m away from the eaves. The roof alterations would therefore comply 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).

Rear Extension

The rear extension would span 8.8m in width and 3m in depth from the original dwelling house. The rear elevation would include 1 window and bi-folding doors. The proposed roof is pitched and would measure 2.6m at the eaves and 3.8m at its highest point.

The proposed rear extension would not project more than 3m from the rear elevation of the original dwelling house, 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).

Conclusion

It is concluded that the proposal complies with Class A, B and D 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, B and D 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
25.08.2022	TQRQM22222105 945097	-	LOCATION PLAN
05.10.2022	001/002.b	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer: John Fleming

Signed Authorising Officer: **Mark Quinn**

Date: 06/10/22