

Regeneration and Economic Development Department

APPLICATION NO: 21/00734/CLD

APPLICANT: Jenny Church

WARD AFFECTED: Page Moss

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR A PROPOSED SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 15 Easton Road, Roby, L36 4NY

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 erection of a single storey extension to the rear of the property.

The extension would project 3m from the rear elevation and measure 6.27m in width. It would have a mono pitched roof with the eaves and ridge reaching 2.25m and 3.3m respectively.

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 A (Enlargement, improvement or other alterations of a dwelling house) of the GDPO forms the basis for the assessment of this CLD application.

APPRAISAL

The proposed rear extension would not project more than 3m from the rear elevation, while the overall height would not exceed 4m and the eaves would not exceed 3m in height.

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).

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CONCLUSION

It is concluded that the proposal 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
01/11/2021	BAR-EAS-DRFP-02	REV A	PROPOSED GROUND FLOOR PLAN
22/12/2021	BAR-EAS-DRFP-02	REV B	PROPOSED ELEVATIONS

Informatives

Louise Everard

4 January 2022

Alan Kilroe

5 January 2022

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