

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00741/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Alder Crescent, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED LOFT CONVERSION, REAR DORMER AND GABLE ROOF EXTENSION		

Site Description

The application property is located at 3 Alder Crescent, Kirkby and is located in an area that is allocated as a Primarily Residential Area in the development plan. It is a semi-detached dwellinghouse with red brick facing on its front, side and rear elevations, along with brown UPVC windows and doors and a brown, flat tiled, interlocking roof. The property benefits from a garage to the side of the dwelling.

Proposal

The application is for a Certificate of Lawful Development for a proposed hip to gable loft conversion with a rear dormer, gable roof and rooflights.

Consultations

None Required

Representations

Not applicable.

Planning History

- 99/00590/APP – ERECTION OF ATTACHED GARAGE TO SIDE OF DWELLING AND SINGLE – GRANTED
- 22/00742/FUL – ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH INTERNAL ALTERATIONS – PENDING CONSIDERATION

Assessment

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

Extensions/alterations under Schedule Part 1 Class B 'Additions to the roof of a dwellinghouse'

Class B states that an addition or alteration to the roof is permitted development provided that the development does not:

- b) exceed the height of the highest part of the dwellinghouse
- c) extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- d) the cubic content of the resulting roof exceeds the cubic content of the original roof by more than 50 cubic meters.

- e) include a veranda, balcony, raised platform or a flue
- f) lie in a conservation area

A dormer is proposed but it is at the rear of the property, it does not exceed the height of the highest part of the roof, its cubic content does not exceed 50 cubic metres, it does not include a balcony or flue, and the site is not in a conservation area.

Extensions/alterations under Schedule Part 1 Class C 'Any alteration to the roof of a dwellinghouse'

Class C states that other alterations to a roof are permitted development provided they do not:

- b) protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
- c) result in the highest part of the alteration being higher than the highest part of the original roof
- d) include a flue or solar panels.

The application proposes the introduction of two rooflights on the front elevation. The rooflights do not protrude more than 0.15m beyond the slope of the original roof. The existing hipped roof is proposed to be altered to a gable roof. The new gable roof will include a window on the side elevation. This window will be obscure-glazed; and the parts of the window which can be opened are more than 1.7 meters above the floor of the room in which the window is installed. The materials used for all exterior work shall be of a similar appearance to those used in construction of the exterior of the existing dwellinghouse.

Conclusion

It is concluded that the proposal complies with Class B and C 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 B and C 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
29/11/2022	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
29/11/2022	001	-	EXISTING FLOOR PLANS / ELEVATIONS AND LOCATION PLAN

Signed Case Officer:

Reece Black

**Signed Authorising
Officer:**

Mark Quinn

Date:

30.01.2023

Appendix 1 – Site Photographs



