

Regeneration and Economic Development Department

APPLICATION NO: 21/00044/CLD

APPLICANT: KMBC

WARD AFFECTED: St Michael's

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A SINGLE STOREY MODULAR CLASSROOM

LOCATION OF SITE: The Wellcroft Centre, Alt Bridge Secondary Support Centre , Wellcroft Road, Huyton, L36 7TA

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

RELEVANT POLICIES

TECHNICAL CONSULTATIONS:

Cadent Gas Limited - Provided a response detailing the responsibilities and obligations in relation to Cadent and/or National Grid apparatus in proximity to the site.

NEIGHBOUR NOTIFICATION:

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for the erection of a single storey modular classroom, towards the rear of the school. It would measure 15.2m by 9.7m and would consist of a flat roof attaining a maximum height of 3.5m.

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, Part 7, Class M (Extensions etc for schools, colleges, universities and hospital) of the GDPO form the basis for the assessment of this CLD application.

APPRAISAL

The cumulative gross floor space of any buildings erected or extended would not exceed 25% of the gross floor space of the original school or 250 square metres. The proposed classroom would have a floor area of 147 square metres. The school has not been previously extended; however, permission was given for storage container under app 20/00053/KMBC, which had a floor area of approximately 33 square metres. With the inclusion of these the cumulative additional floor space would still come within permitted development limitations.

The building would not be within 5metres of the boundary of the curtilage of the premises nor would it exceed 5m in height. The land it would be positioned on is not used as playing field and does not fall within the curtilage of a listed building.

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The predominant use of the existing buildings is for the provision of education.

For the above reasons, the development would comply with Class M, Part 7, Schedule 2 of the GDPO. The proposal therefore would constitute permitted development and would not require planning permission.

CONCLUSION

It is concluded that the proposal complies with Schedule 2, Part 7, Class M 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 the application for a Certificate of Lawful Development be granted for the following reason(s):-

1. The proposal complies with the requirements of Class M of Part 7, 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
23/03/2021	082 21 01	REV S-0	PROPOSED FLOOR PLANS AND ELEVATIONS
26/05/2021	082 21 02	REV S-0	PROPOSED SITE PLAN

Informatives

1. Please see the uploaded response form Cadent Gas, received 30/03/2021, detailing your responsibilities and obligations in relation to Cadent and/or Nation Grid apparatus in proximity to your site.

Louise Everard

26 May 2021

Alan Kilroe
15 June 2021

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