

<u>APPLICATION NO:</u>	24/00645/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	23 Maple Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 23 Maple Crescent, Roby and is situated within a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is predominately pebble-bashed rendered facing on its front, side and rear elevations, with a thick layer of brick detailing to the bottom of the elevations. The property also displays white UPVC openings and brown, interlocking roof tiles.

The Local Planning Authority does not hold any records that the application property has had Permitted Development rights withdrawn.

Proposal

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

The proposed rear extension would project 2.93m and would have a width of 6.07m. The proposed development would be served by a mono-pitched roof, which would measure at a height 2.43m at the eaves and a height of 3.5m at the tallest point. The roof would contain 3 no. rooflights, which would sit flush. Bi-fold doors and a window would be inserted to the rear elevation.

Consultations

None Required.

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 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.

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

Overall, the proposed development would comply with the criteria of the relevant legislation outlined above.

The proposed rear extension would therefore comply with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 (as amended).

Extensions/alterations under Schedule 2 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 proposed development would comply with the requirements listed above (Class C).

Conclusion

It is concluded that the proposed development complies with Class A 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 Lawful Development for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class A 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
29/11/2024	PP-13600364v1	-	LOCATION PLAN
29/11/2024	897-08	-	PROPOSED ELEVATIONS
29/11/2024	897-07	-	PROPOSED ROOF PLAN
29/11/2024	897-06B	-	PROPOSED GROUND FLOOR PLAN
29/11/2024	897-05	-	PROPOSED SITE, BLOCK AND LOCATION PLAN

Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **24 January 2025**

Informatives

Not applicable.

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

² 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