Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO:	26/0557/CLD	**CASE OFFICER:**	Reece Black
WARD:	Page Moss	**PARISH:**	Prescot Town Council
LOCATION:	33 Fairclough Road, Huyton, Knowsley		
PROPOSAL:	CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located to the southern side of Fairclough Road, Huyton and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, mid-terraced dwellinghouse and the exterior materials comprise white painted brick facing elevations, white UPVC windows and maroon coloured interlocking roof tiles. The plot is a rectangular shape in layout.

The site is recorded as being located within a low-risk coal area.

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Local Planning Authority does not hold any records that the application property has had permitted development rights withdrawn.

Proposal

The application seeks to obtain a Lawful Development Certificate for a proposed single storey rear extension.

The proposed rear extension would be 5.1m wide, project 3m from the original rear wall of the dwelling, be 2.4m at the eaves and 3.5m at the tallest point. The rear elevation would contain 1 no. patio doors and 1 no. window.

Consultations

None required.

Representations

Not applicable.

Planning History

No recorded planning history.

Relevant Policy

General Permitted Development (England) Order 2015 (as amended).

Assessment

The proposed single storey rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development)

(England) Order 2015.

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

(b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

(c) Height would exceed highest part of roof of existing dwellinghouse.

No – therefore acceptable.

(d) Height of eaves would exceed the eaves of existing dwellinghouse

No – therefore acceptable.

(e) The enlarged part would extend beyond a wall which –

(i) Forms the principal elevation of the original house.
(ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

(f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

(i) 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.

No – the extension would not project beyond the rear wall of the original dwellinghouse by more than 3m – therefore acceptable.

(ii) Exceed 4 metres in height.

No – therefore acceptable.

(g) For a dwellinghouse not on article (2)3 land nor on a site of special scientific

interest, the enlarged part of the dwellinghouse would have a single storey and -

(i) 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.

No – therefore acceptable.

(ii) Exceed 4 metres in height.

No – therefore acceptable.

(h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the extension would not be more than a single storey.

(i) The enlarged part of the dwellinghouse 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.

No – while the extension would be within 2m of the shared boundary with No's 31 and 35, the eaves height are 2.35m and do not exceed 3m – therefore acceptable.

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

(i) Exceed 4 metres in height.

No – therefore acceptable.

(ii) Have more than a single storey.

No – therefore acceptable.

(iii) Have a width greater than half the width of the original dwellinghouse.

No – therefore acceptable.

(ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

No – therefore acceptable.

(k) It would consist of or include:

(i) The construction or provision of a verandah, balcony or raised platform.

No – therefore acceptable.

(ii) The installation, alteration or replacement of a microwave antenna.

No – therefore acceptable.

(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

No – therefore acceptable.

(iv) An alteration to any part of the roof of the dwellinghouse.

No – therefore acceptable.

(l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

(a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse.
(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
(d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

No – the dwellinghouse is not situated on article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

(a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – from the submitted plans brickwork and doors and windows to match the existing.

(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 higher than 1.7m above floor.

N/A

(c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

It is concluded that the proposed development can be considered permitted development and the proposal assessed is compliant with Class A, 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 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
05/11/2026	**NOV26**	**-**	**EXISTING AND PROPOSED PLANS, ELEVATIONS, BLOCK PLAN AND LOCATION PLAN**

Signed Case Officer[1]: **Reece Black**

Signed Authorising Officer[2]: **Jo Sheridan**

Date: **12/11/2026**

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

   Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

   Standing Advice valid from 1st January 2025 until 31st December 2026

[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