

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00360/PDE **CASE OFFICER:** Andrew Hunt

WARD: St Michael's **PARISH:** N/A

LOCATION: 38 Wellcroft Road, Huyton, Knowsley, L36 7TB

PROPOSAL: PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY
REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.00 METRES
MAXIMUM HEIGHT: 3.75 METRES
HEIGHT OF EAVES: 3.00 METRES

Site Description

The application site is a terraced dwelling set within a rectangular plot fronting onto Wellcroft Road, Huyton. There are houses to the south, west and east of the site and a school to the north.

Proposal

The proposal is for the erection of a single storey rear extension:

- The projection from the rear would be 4 metres,
- The rear extension would be 5.4 metres wide.
- The maximum height would be 3.75 metres with an eaves height of 3 metres.

Consultations

N/A

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

A previous application was withdrawn. This had an eaves height of above 3 metres and was within 2 metres of the boundary.

25/00261/PDE - Prior Approval for the erection of a single storey rear extension –
Withdrawn – 29/05.25.

Relevant Policy

Town & Country Planning Act (General Permitted Development) (England) Order 2015 (as amended). This relates specifically to Schedule 2, Part 1, Class A.

Article 35 Statement

N/A

Assessment

GPDO 2015

Under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GDPO), planning permission is granted for the enlargement of a dwellinghouse subject to limitations and conditions.

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1(g) states that 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, or
- (ii) exceed 4 metres in height.

The proposed development would not contravene the criteria outlined in the GDPO and specifically within Schedule 2, Part 1, Class A. The proposal would be at a depth which is more than 3m but less than 6m, the height of the eaves would not exceed 3m and the tallest point would not exceed 4m.

The proposed development is considered to comply with the rest of Schedule 2, Part 1, Class A and subsequently overall, the proposed development would comply with all of the relevant criteria of the legislation.

Amenity

No objections have been received from any of the 9 neighbours who were notified of the Prior Approval. Therefore, there is no requirement to assess the impact on the amenity of adjoining premises.

Conclusion

It is concluded that the proposed development complies with Class A of Part, 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended). Accordingly, in line with the legislation Prior Approval is required and granted.

Recommendation

That Prior Approval is required and granted. The proposal complies with the requirements of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
	<u>14/07/2025</u>
<u>Date:</u>	

Informatives

1) The following plans are approved

- a. Proposed Floor Plans – Rev A - (received 05/06/2025).
- b. Proposed Elevations - (received 05/06/2025).
- c. Ground Floor Setting Out – Rev A (received 05/06/2025).
- b. Location Plan - (received 05/06/2025).

Reason: For the avoidance of doubt.

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