

APPLICATION NO: 26/00103/CLD

CASE OFFICER: Kate Pickles

WARD: Stockbridge

PARISH:

LOCATION: 70 Primrose Drive, Huyton, Knowsley, L36 8DP

PROPOSAL: CONVERSION OF EXISTING LOFT TO HABITABLE SPACE TOGETHER WITH THE INSTALLATION OF 2NO. FRONT ELEVATION ROOFLIGHTS AND 2NO. REAR ELEVATION ROOFLIGHTS

Site description

The application property is a three-storey, mid-terraced dwellinghouse situated in a Primarily Residential Area within the Local Plan Policies Map. The wider area is characterised by semi-detached and terraced housing and to the east of the site is urban greenspace. The property has a hipped roof and one existing dormer window on the second-floor front elevation.

Proposal

Certificate of Lawful Development for the conversion of the existing loft into a habitable space together with the installation of two rooflights to the third storey front elevation and two rooflights to the third storey rear elevation. The converted loft will serve as an additional bedroom with an en-suite bathroom, and the external changes are limited to the addition of the rooflights.

Consultations

None required.

Representations

Not applicable.

Planning history

No relevant planning history.

Relevant policy

Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment

Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permitted Development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1 Development not permitted by Class B 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) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

No – therefore acceptable

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

No – the proposed rooflights would not protrude from the roof and would therefore not extend beyond the plan of the existing roof slope.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house

No – the cubic content off the roof space will not be changed

(e) it would consist of or include—

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

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

No – the proposed external changes include 4no. rooflights, two to the rear elevation and two to the front elevation but these would not protrude from the roof.

(f) The dwellinghouse is on article 2(3) land

No – therefore acceptable

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)

No – therefore acceptable

B.2 Development is permitted by Class B 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 exterior of the existing dwellinghouse;

The external changes would be limited to the installation of 4no. rooflights which will be cohesive with the existing style of the main dwelling.

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

Not applicable – No enlargement proposed, therefore acceptable.

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(j) obscure-glazed, and

- (iii) 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.

No windows are proposed to the side elevation of the roof slope; therefore, the proposal is acceptable.

Conclusion

The proposed development can be considered to be permitted development given the compliance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be granted

1) The proposal complies with the requirements of Schedule 2, Class A, Part 1 of the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended).

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
10/03/2026	267006-3101_01	01	Proposed Elevations
10/03/2026	267006-1008_01	01	Proposed Roof Plan
10/03/2026	67006-00001-01	01	Location Plan
10/03/2026	267006-1007-01	01	Proposed Second Floor Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 07/05/2026

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

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