

APPLICATION NO: 26/00070/CLD

CASE OFFICER: Kate Pickles

WARD: Whitefield

PARISH:

LOCATION: 30 Mercer Avenue, Westvale, Kirkby, Knowsley, L32 4TX

PROPOSAL: CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE PROPOSED
ERECTION OF A SINGLE STOREY REAR EXTENSION

Site description

The application property is a two-storey semi-detached dwelling set within an irregular plot fronting on to Mercer Avenue. The property is situated in a Primary Residential Area on the Local Plan Policies Map. External space includes a 10.5m long rear garden featuring a mix of paved and soft landscaping. The site's perimeter is enclosed by hedging, and the area surrounding the application property is characterised by detached and semi-detached residential properties.

Proposal

This application is for a Certificate of Lawful Development for the proposed erection of a single storey rear extension. The proposed extension would project 3m from the rear elevation of the main dwelling and would be 3m in height and 7.5m in width. The proposed extension would be served by a flat roof featuring a roof light which would protrude 0.2m from the roof.

Consultations

None required.

Representations

None.

Planning history

No relevant planning history.

Relevant policy

Town and Country Planning (General Permitted Development) (England) Order 2015

Article 35 statement

The local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The proposed rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

No – therefore acceptable.

- (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 extend beyond the rear wall by more than 3m and is therefore acceptable.

- (ii) Exceed 4 metres in height

No – the extension would not exceed 4m in height and is 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 – the extension would not exceed 4m in height and is 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 – the extension would not be within 2m of the shared boundaries and the eaves height would not exceed 3m.

- (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
(ii) Have more than a single storey
(iii) Have a width greater than half the width of the original dwellinghouse

N/A – the extension would not extend beyond the side elevation of the original dwellinghouse.

- (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 of provision of a veranda, 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 classing 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 – dwelling 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 – Render to match existing, windows to be white frame UPVC, all rain water goods to be UPVC, colour to be black and all fascias/soffits to be white to match 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

Development can be considered to be permitted development regarding the single storey rear extension as the scheme is compliant with Schedule 2, part 1, class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That the Certificate of Lawfulness be granted.

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

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
19/02/2026	001		SITE PLAN, LOCATION PLAN
19/02/2026	002		EXISTING / PROPOSED PLANS
19/02/2026	004		PROPOSED ELEVATIONS

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 30/03/2026

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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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