

**APPLICATION NO:** 24/00525/PDE      **CASE OFFICER:** Reece Black

**WARD:** Roby      **PARISH:**

**LOCATION:** 43 Springwell Avenue, Roby, Knowsley

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

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 3.90  
METRES  
MAXIMUM HEIGHT: 3.80 METRES  
HEIGHT OF EAVES: 2.60 METRES

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### **Site Description**

The application property is located at 43 Springwell Avenue, Roby and is located within an area that is allocated a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is brick facing on the front, side and rear elevations and contains white UPVC openings with grey, flat, concrete roof tiles.

The property is north facing and located adjacent a turn-head. There is a railway line to the rear plot of the property and to all other directions are other residential dwellings.

### **Proposal**

The application seeks Prior Approval to ascertain that the proposed development would be acceptable before any works commence. The application is for a single storey rear extension, which would have a:

- Maximum depth of 3.9m.
- Maximum height of the proposed development: 3.8m.
- Height of eaves: 2.6m.

The proposed development would serve as a kitchen and dining room extension and would be served by a dual-pitched roof (with 2.no rooflights). The rear elevation would contain patio doors with 2.no windows adjacent.

### **Consultations**

None required.

### **Representations**

This application has been publicised by letters sent to 2 neighbours. No representations have been received.

## **Planning History**

**APP. NO:** 14/00153/FUL

**PROPOSAL:** DEMOLITION OF NO'S 27 & 29 LARCH ROAD & THE ERECTION OF 129 NO. 2, 3 & 4 BED DWELLINGS TOGETHER WITH ASSOCIATED WORKS

**DECISION:** GRANTED

**DECISION DATE:** 16 September 2014

Condition 3 of the approved scheme states that, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification):-

- (i) No gates, walls or fences shall be erected forward of the front wall of the dwellings
- (ii) No dormer extensions shall be carried out to the dwellings
- (iii) No extensions or buildings to the side of any dwellings other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character of this residential development, to ensure adequate car parking provision is maintained and to ensure compliance with Saved Policy DQ1 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

No other Conditions relate specifically to the withdraw or revoking of Permitted Development Rights otherwise allowed. No Conditions specifically prohibit rear extensions.

## **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**

Not applicable.

## **Assessment**

Under 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 not 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.

It is the opinion that 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 a depth which is more than 3 metres but no more than 6 metres, the height of the eaves would not exceed 3 metres and the tallest point would not exceed 4 metres.

The submitted plans contain an annotation to note that the external facing materials would match the original dwelling.

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 or 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 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).

No objections have been received from any neighbours who were notified of the Prior Approval.

### **Conclusion**

It is concluded that the proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, in line with the legislation Prior Approval is not required.

### **Recommendation**

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

## **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>    |
|----------------------|----------------|----------------|----------------------------------|
|                      |                |                |                                  |
| 02/10/2024           | -              | -              | LOCATION PLAN                    |
| 02/10/2024           | 1897 - 02      | -              | PROPOSED GROUND FLOOR PLAN       |
| 02/10/2024           | 1897 - 06      | -              | PROPOSED SITE PLAN               |
| 02/10/2024           | 1897 - 04      | -              | EXISTING AND PROPOSED ELEVATIONS |
|                      |                |                |                                  |

**Signed Case Officer<sup>1</sup>:**      **Reece Black**

**Signed Authorising Officer<sup>2</sup>:**      **K Foster**

**Date:**      **6 November 2024**

<sup>1</sup> 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

<sup>2</sup> 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

## **Informatives**

Not applicable.