

<u>APPLICATION NO:</u>	25/00386/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	180 Tarbock Road, Huyton, Knowsley, L36 0SE		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED SINGLE STOREY REAR EXTENSION.		

Site Description

The application site consists of a single storey detached bungalow located on Tarbock Road. The dwelling is characterised by a white render finish to the front and side elevation and a brick finish to the rear elevation, a tiled gable roof and white UPVC windows. The property benefits from a semi-detached garage to the side / rear of the site.

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Proposal

Application for a Certificate of Proposed Lawful Development to erect a single storey rear extension to the rear.

The extension would project 4.0m beyond the rear elevation of the dwellinghouse and would have a width of 12.50m. The extension would be stepped-in slightly around the existing detached garage to have a width of 12.06m. The proposed extension would also have a flat roof with a height of 3.0m.

Consultations

None required.

Representations

None required.

Planning History

74/12081/HIST	Proposed erection of two detached bungalows Granted (04.12.1989)
74/00860/HIST	Residential developments 29 units Granted (27.07.1976)
74/00619/HIST	28no. two-storey houses including garages

Granted (03.06.1975)

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 – 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 – 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 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 – 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 - Whilst the existing rear elevation is brick, drawing no. KL25/01/04 indicates that the proposed extension would be finished in a render to match the existing dwelling. As white render can be found to the front elevation and right-hand side elevation of the dwellinghouse, the proposed material finish is considered to be acceptable.

- (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 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	Ref. No	Version	Drawing/Document Title
20.06.2025	-	-	Site Location Plan and Site Block Plan
20.06.2025	KL25/01/03	-	Proposed Ground Floor Plan
20.06.2025	KL25/01/04	-	Proposed Elevations

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **30.07.2025**

Informatives

Not Applicable.

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

Site Photographs

