

<u>APPLICATION NO:</u>	25/00104/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	10 Yew Tree Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR PROPOSED DORMER EXTENSION AND LOFT CONVERSION		

Site Description

The application site is located at 10 Yew Tree Road, Halewood and is situated within a Primarily Residential Area in the Local Plan Policies Map. The application property is a semi-detached dwellinghouse and is render faced to all its elevations together with white/grey UPVC openings and brown, flat roof tiles. The property benefits from a front extension and porch, side garage extension and a rear extension. The roof of the property as existing contains a total of 2 no. rooflights; situated to the front and rear roof slopes.

The Local Planning Authority does not hold any records that the application property has had Permitted Development rights withdrawn.

Proposal

The proposal is for a dormer extension to the side and rear of the existing hipped roof together with a loft conversion.

The dormer extension (at its furthest) would project 3.6m to the rear and 3.5m at the side and would leave 0.2m from the eaves of the roof to the edge of the enlargement. The height of the proposal would be 2.6m. The width of the rear projection would be 5.5m, whilst the side projection width would be 6.4m. The dormer extension would roughly display an 'L'-shaped 'wrap-around' form but not surpass the front facing roof slope of the hipped roof.

The proposed development would have a depth of 2.4m and a width of 1.8m. The proposal would be served by a mono-pitched roof, which would measure 2.4m at the eaves and 3.1m at the tallest point. 1 no. window would be inserted to the rear elevation and 1 no. would be inserted to the side elevation of the dormer. The front roof slope would contain see an additional 1 no. rooflights installed.

Consultations

None Required.

Representations

Not applicable.

Planning History

No relevant recorded planning history.

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015.

Extensions/alterations under Schedule 2 Part 1 Class B 'Additions to the roof of a dwellinghouse'

Class B states that an addition or alteration to the roof is permitted development provided that the development does not:

- b) exceed the height of the of the highest part of the dwellinghouse;
- c) extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- d) the cubic content of the resulting roof exceeds the cubic content of the original roof by more than 50 cubic meters in the case of a detached or semi-detached dwellinghouse;
- e) include a veranda, balcony, raised platform or a flue;
- f) lie in a conservation area

Development is permitted by Class B subject to the following conditions:

- a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b) The enlargement shall 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 maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 meters from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (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.
- c) Any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be-
 - (i) Obscure-glazed, and
 - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor or the room in which the window is installed.

The proposed development would comply with criterion b) through to f). The proposal would not project beyond the front facing roof slope of the existing roof slope and the cubic content of the resulting roof would not enlarge the original roof space by a surplus of 50 cubic meters.

The proposed development would comply with the conditions listed for Class B. The materials used to face the dormer include external walls being faced in matching hung tiles to the roof of the dwelling and GRP fibreglass roof. As in accordance with the Technical Guidance for Permitted Development rights for householders in the case of flat roofed dormers this would be acceptable. The side elevation window would

be obscurely-glazed and non-opening.

Extensions/alterations under Schedule 2 Part 1 Class C 'other alterations to the roof'

Class C outlines alterations which will not involve any enlargement of the house, but would, for example, cover the installation of roof lights/windows. Development under Class C is permitted development provided that the development does not:

- b) The alteration would protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with external surface of the original roof.
- c) It would result in the highest part of the alteration being higher than the highest part of the original roof or;
- d) It would consist of or include –
 - (i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

The proposed development would comply with the listed criteria of Class C.

Overall, the proposed development would comply with the criteria of the relevant legislation outlined above.

Conclusion

It is concluded that the proposed development complies with Class B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the Certificate of Lawful Development for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/02/2025	B	-	PROPOSED FLOOR PLANS AND ELEVATIONS
17/02/2025	C	-	EXISTING AND PROPOSED LOFT PLAN, BLOCK PLAN AND SECTIONS
17/02/2025		-	LOCATION PLAN
17/02/2025	-	-	APPLICATION FORM

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 02/05/2025

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