

<u>APPLICATION NO:</u>	26/00439/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	103 Tarbock Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A PROPOSED REAR DORMER EXTENSION		

Site Description

The application site is located to the southern side of Tarbock Road (A5080), Huyton and is situated within a Primarily Residential Area in the Development Plan. The application property is a 2.5-storey, mid-terraced dwellinghouse. The property benefits from a two-storey rear extension, which extends further at ground floor with an adjoining single storey rear extension served with a glass roof lantern. The original rear elevation of the property also contains a very modest single storey outrigger to the ground floor. There is a single outbuilding to the bottom of the rear garden. The plot is largely rectangular in layout.

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Local Planning Authority does not hold any records that the application property has had permitted development rights withdrawn.

Proposal

The proposal is for the erection of a rear dormer extension.

The proposed dormer extension would project 3.3m from the rear roof slope, with a width of 3.5m and a height of 2.2m. The proposal would be served by a flat roof, with a single window contained within the rear elevation. The outer edge of the dormer would be set-back from the eaves of the dwelling by 0.3m.

Consultations

None required.

Representations

Not applicable.

Planning History

No relevant recorded planning history.

Assessment

The application seeks confirmation that the proposed development is 'permitted development'. The proposal requires an assessment against Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) (England) Order 2015.

Part 1, Class B (additions etc to the roof of a dwellinghouse)

Permitted development.

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

Development not permitted.

B.1 Development is 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 a dwellinghouse and fronts a highway.

No – therefore acceptable.

- (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 volume of the proposed dormer extension would be 12.71m³.

Therefore, would not exceed 40 cubic metres – therefore acceptable.

- (ii) 50 cubic metres in any other case.

N/A – the dwelling is a terraced house and considered under (i).

- (e) 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 chimney, flue or soil and vent pipe.

No – therefore acceptable.

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

No – the dwellinghouse is not on article 2(3) land.

- (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.

Yes – The submitted ‘Existing / Proposed Drawings’, ‘dwg.no. 003’ contains a material key which sets out that the dormer cheeks would be clad in hung tile to match the existing roof with the proposed window and rainwater goods both to match the existing dwelling. The roof of the proposal would be constructed with single ply membrane in grey, this is acceptable under the Technical Guidance for Permitted Development Rights for Householders which asserts that this condition (a) is *intended to ensure that any addition or alteration to a roof for a lift conversion results in an appearance that minimises visual impact and is sympathetic to the existing house* and furthers that *the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable*. The materials proposed are therefore acceptable.

- (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 and reinstated

The dormer extension would be no higher than the original roof height of the dwelling and the existing eaves would be maintained – therefore acceptable.

(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

The dormer extension would be set back 0.3m from the eaves of the property – 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.

Not applicable.

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

- (i) Obscure-glazed
- (ii) 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.

Not applicable.

Conclusion

It is concluded that the proposed development can be considered permitted development and the proposal assessed is compliant with Class B, 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 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
07/09/2026	001	-	LOCATION PLAN
07/09/2026	002	-	EXISTING & PROPOSED FLOOR PLANS

07/09/2026	003	-	EXISTING & PROPOSED SIDE AND REAR ELEVATIONS
07/09/2026	004	-	EXISTING & PROPOSED SIDE ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 29/09/2026

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