

Regeneration and Economic Development Department

APPLICATION NO: 22/00025/CLD

APPLICANT: John Dean

WARD AFFECTED: Prescott North

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DORMER LOFT
EXTENSION AND LOFT CONVERSION

LOCATION OF SITE: 4 Egerton Road, Prescott, L34 3LT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

N/A

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

N/A

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for the conversion of the loft to include the flat roofed dormer to the rear roof slope.

POLICY CONSIDERATION

Certificates of Lawfulness for proposed development need only comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GDPO is a national grant of permission which allows certain development and changes of use be carried out without the submission of a planning application.

In particular, Class B (Additions etc to the roof) of the GDPO forms the basis for the assessment of this CLD application.

APPRAISAL

The proposed loft conversion and erection of a rear dormer extension at the application dwelling would not exceed the height of the highest part of the existing roof nor would the resulting roof space exceed the original roof space by more than 50 cubic meters. In addition, the proposed development would not extend beyond the plane of the roof slope that forms the principle elevation that fronts a highway. The exterior materials to be used in the construction of the proposed extensions would match the exterior of the existing dwelling and so would be appropriate to the dwelling's design and character of the residential area.

The window proposed in gable wall is confirmed as non-opening and obscurely glazed in compliance with the relevant conditions.

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CONCLUSION

It is concluded that the proposal complies with Class B 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 Lawfulness for the proposed development be granted.

RECOMMENDATION:

That a Certificate of Lawfulness to 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
14/01/2022	001	-	LOCATION PLAN
17/03/2022	004	Rev.P3	PROPOSED ELEVATIONS
17/03/2022	005	Rev.P3	PROPOSED FLOOR PLANS

Informatives

None Required

Louise Everard

22 March 2022

Signed by

Mark Quinn

23 March 2022

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PS/DC/OP04/05	003	23/9/02

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