

<u>APPLICATION NO:</u>	22/00597/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	127 Liverpool Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED ERECTION OF REAR DORMER AND CONVERSION OF LOFT		

Site Description

The host property is located at 127 Liverpool Road, Huyton and is located in an area that is allocated as Primarily Residential Area in the development plan. The host property is a mid-terraced property and there are residential properties to the rear. It is brick faced with white UPVC doors and windows.

Proposal

The application is for a Certificate of Lawfulness for a proposed loft conversion with rear facing dormer and rooflights.

Consultations

None Required

Representations

Not applicable.

Planning History

22/00488/FUL – ERECTION OF FRONT AND REAR DORMERS AND
CONVERSION OF LOFT – WITHDRAWN 08.08.22

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 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 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 40 cubic meters.
- 3) include a veranda, balcony, raised platform or a flue
- f) lie in a conservation area

A dormer is proposed but it is at the rear of the property, it does not exceed the height of the highest part of the roof, its cubic content does not exceed 40 cubic metres, it does not include a balcony or flue, and the site is not in a conservation area.

Extensions/alterations under Schedule Part 1 Class C 'Any alteration to the roof of a dwellinghouse'

Class C states that other alterations to a roof are permitted development provided they do not:

- b) protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
- c) result in the highest part of the alteration being higher than the highest part of the original roof
- d) include a flue or solar panels.

The application proposes to increase the size of a rooflight on the front elevation and install a roof light on the rear elevation. The rooflights do not protrude more than 0.15m beyond the slope of the original roof.

Conclusion

It is concluded that the proposal 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 Lawfulness 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
17/10/2022	L36 3RB/127/01	REV A	EXISTING AND PROPOSED ELEVATIONS SECTIONS AND BLOCK / SITE PLAN. LOCATION PLAN
29/09/2022	L36 3RB/127/02	REV A	EXISTING AND PROPOSED FLOOR PLANS

Signed Case Officer: Reece Black

Signed Authorising Officer: Alan Kilroe

Date: 08.11.22