

Regeneration and Economic Development Department

APPLICATION NO: 21/00428/CLD

APPLICANT: Mr Carl Ryan

WARD AFFECTED: Halewood North

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 162 Mackets Lane, Halewood, Knowsley, L25 8TQ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

TECHNICAL CONSULTATIONS:

N/A.

NEIGHBOUR NOTIFICATION:

N/A.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for a single storey side extension to the semi-detached property at 162 Mackets Lane in Halewood.

POLICY CONSIDERATIONS

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

APPRAISAL

Schedule 2, Part 1, Class A to the above order sets out the requirements and parameters to determine if enlargements, improvements or alterations to a dwellinghouse would be permitted development.

The proposed development would extend from a side elevation of the original dwelling and would not exceed more than half the width of the dwelling. It would not exceed 3m in height to the eaves and would not have a maximum height which exceeds 4m. The proposed development would also be faced in materials which match the existing dwelling.

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CONCLUSION

It is concluded that the proposal complies with the provisions set out under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended in Schedule 2, Part 1, Class A. 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 A 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
09/06/2021	21028 06 REVA	-	PROPOSED ELEVATIONS
09/06/2021	21028 05 REVA	-	PROPOSED GROUND FLOOR PLAN
09/06/2021	21028 04 REVA	-	PROPOSED SITE PLANS AND 3D ELEVATIONS
09/06/2021	21028 01 REVA	-	LOCATION PLAN AND EXISTING 3D ELEVATIONS

Informatives

Chloe Roberts

29 June 2021

Alan Kilroe
5 July 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02