

Regeneration and Economic Development Department

APPLICATION NO: 21/00412/CLD

APPLICANT: Jenna Farle And Dwayne Creighton

WARD AFFECTED: St Gabriels

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 6 Smithford Walk, Huyton, L35 1SF

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:

Tarbock Parish Council - No Comments Received

None Required.

NEIGHBOUR NOTIFICATION:

N/A

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for a proposed single-storey rear extension at the detached dwelling no.6 Smithford Walk within a residential area in Huyton.

The proposed single-storey rear extension would extend beyond the rear wall of the dwelling by 1.8m and would measure a length of 8.924m. The rear extension as proposed would comprise of a mono-pitched roof measuring an eaves height of 2.1m and a ridge height of 3.2m.

The proposal would create an open plan kitchen, dining, and snug area at the property.

POLICY CONSIDERATIONS

N/A - Certificates of Lawfulness for proposed developments need to only conform to the relevant stipulations of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

APPRAISAL

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

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The proposed single-storey rear extension would not extend beyond the rear wall of the dwelling by more than 4.0m and would not exceed 4.0m in height. The rear extension would be within two metres of the boundary of the curtilage of the dwelling and the height of the eaves would appear to not exceed the maximum height limit of 3.0m.

As a result of the proposed works, it is considered that the total area of land around the original dwelling covered by buildings within the curtilage would not exceed the 50% limit. The exterior materials to be used in the construction of the proposed single-storey rear extension would match the existing dwelling and so would be appropriate to the dwelling's design and the character of the residential area. The single-storey rear extension proposed is considered to conform to the criteria within Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONCLUSION

The proposed development complies with the requirements set out in Schedule 2 Part 1, Class A of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, it is recommended that the Certificate of Lawfulness for the proposed development be granted.

RECOMMENDATION:

- 1 It is recommended that the Certificate of Lawfulness for the proposed development be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/07/2021	01.03/001	K	SITE PLAN, PLANS AND ELEVATIONS

Informatives

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Rachel Maddison

7 July 2021

Alan Kilroe
8 July 2021

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