

<u>APPLICATION NO:</u>	23/00049/CLU	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	15 Pauline Walk, Field Lane Estate, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR THE EXISTING INSTALLATION OF 2 NO. VELUX WINDOWS TO REAR SIDE OF PITCHED ROOF		

Site Description

The application property is located at 15 Pauline Walk, Knowsley and is located in an area that allocated as a Primarily Residential Area in the development plan. The application property is a mid-terraced dwelling and is brick built on its front and rear elevations. It is white UPVC on the windows and doors, along with flat, brown, interlocking rooftiles and two velux windows on the slope of the rear roof.

Proposal

This application seeks a Certificate of Lawfulness for the retention of the existing installed velux windows to the rear side of the roof.

Consultations

None Required.

Representations

Not applicable.

Planning History

No recorded planning history.

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town and Country Planning (General Permitted Development) (England) Order 2015.

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 50 cubic meters.
- e) include a veranda, balcony, raised platform or a flue
- f) lie 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 seeks to retain the installation of two rooflights on the rear roof slope. The rooflights do not protrude more than 0.15m beyond the slope of the original roof. The materials used for all exterior work shall be of a similar appearance to those used in construction of the exterior of the existing dwellinghouse.

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
03/02/2023	004-PLP	-	LOCATION PLAN
03/02/2023	004-P01	-	EXISTING PLANS
03/02/2023	004-P02	-	EXISTING ELEVATIONS AND SECTIONS
03/02/2023	004-P03	-	PROPOSED PLANS
03/02/2023	004-P04	-	PROPOSED ELEVATIONS AND SECTIONS
03/02/2023	004-P05	-	EXISTING AND PROPOSED SITE PLANS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

28 March 2023

¹Reece Black

²Kevin Foster

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