

<u>APPLICATION NO:</u>	23/00191/CLD	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	104 Dragon Lane, Whiston, Knowsley, L35 2UH		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED SINGLE STOREY REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling located at 104 Dragon Lane. The application property is finished in a cream render across the front, side and rear elevation with a small brick facing finish found below the front window of the original dwelling house. The doors and openings are white UPVC.

The application property has been previously extended in the form of an attached garage located at the side which has since been converted to a habitable living room.

The property accommodates a gable roof over the original dwelling together with a pitch roof over the existing side extension. Parking is provided by a large hardstanding area occupying the front of the property directly accessed off Dragons Lane.

To the side of the property is adopted highway leading to Hazel Avenue at the rear.

Proposal

The application is for a Certificate of Lawfulness for a proposed single storey rear extension.

Consultations

None Required

Representations

Not applicable.

Planning History

Ref: 74/01493/HIST – Erection of garage and kitchen extension. Granted 3rd July 1979.

Ref: 23/00062/FUL – Erection of a first floor side extension. Granted 4th April 2023.

Relevant Policy

Not applicable. Certificates of Lawfulness for proposed development works only need to comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GDPO is a

Assessment

The proposed rear extension would not project more than 3m from the rear elevation of the original dwelling house, would not exceed 4m in height and the height of the eaves of the extension would not exceed 3m. The rear extension would therefore comply 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).

It is concluded that the proposal complies with Class A 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.

That a Certificate of Lawfulness be granted.

- ## SCHEDULE 1

Signed Case Officer: John Fleming

Signed Authorising
Officer: K Foster

Date: 17 April 2023