

<u>APPLICATION NO:</u>	25/00513/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	2 Bakers Green Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR REAR DORMER EXTENSION AND INTERNAL ALTERATIONS		

Site Description

The application site is located at 2 Bakers Green Road, Huyton and is situated within a Primarily Residential Area in the Development Plan. The application property is a 2-storey, mid-terraced dwellinghouse, which is render faced to its front and rear elevations together with white and brown UPVC openings and brown, flat roof tiles. The property benefits from a front porch extension and 2 no. outbuildings within the rear garden. The plot is irregular in shape.

The Local Planning Authority does not hold any records that the application property has had Permitted Development rights withdrawn.

Proposal

The proposal is for the erection of a rear dormer extension with internal alterations.

The proposed dormer extension would project 2m from the rear roof slope, with a height of 2.2m and a width of 4.2m. the edge of the dormer would be set-back from the eaves of the dwelling by 1.1m

Consultations

None Required.

Representations

Not applicable.

Planning History

No relevant recorded planning history.

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 2 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 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 in the case of a detached or semi-detached dwellinghouse;
- e) include a veranda, balcony, raised platform or a flue;
- f) lie in a conservation area

Development is permitted by Class B subject to the following conditions:

- a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b) The enlargement shall be constructed so that –
 - (i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension – (aa) the eaves of the original roof maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 meters from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.
- c) Any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be-
 - (i) Obscure-glazed, and
 - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor or the room in which the window is installed.

The proposed development would comply with the criteria listed above.

The proposed development would comply with the conditions listed for Class B. The materials used to face the dormer (as annotated on the submitted plans) would include horizontal composite cladding to match the existing roof tile colour. The window materials are stated to match the existing.

The Technical Guidance for Permitted Development Rights for Householders asserts that *this condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will be the most important consideration.* For the consideration of the face and sides of a dormer it outlines that *the face and side of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.*

Therefore, the use of composite cladding to match the roof tile colour would be acceptable and accord with the condition.

Overall, the proposed development would comply with the criteria of the relevant legislation outlined above.

Conclusion

It is concluded that the proposed development 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 Lawful Development for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class B 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
08/09/2025	-	-	LOCATION PLAN
08/09/2025	02022/COL/01	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 16/10/2025

Informatives

Not applicable.

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