

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00464/CLD

APPLICANT: Mrs Jan Holt

WARD AFFECTED: Prescot South

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY SIDE & REAR EXTENSION (DEMOLITION OF EXISTING SIDE EXTENSION)

LOCATION OF SITE: 82 Dragon Lane, Whiston, Knowsley, L35 2UQ

RELEVANT POLICIES

General Permitted Development Order (2015) (as Amended)

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

N/A

ISSUES AND ASSESSMENT:

PROPOSAL

The application is a lawful development certificate for the erection of a single storey side and rear extension (following demolition of existing side extension).

General Permitted Development Order (2015) as Amended

The proposed extension extends beyond a side wall of the original house and is a wraparound extension. As a result, the extension would exceed half the width of the original house.

(The original house is 5.18 metres and the extension is 3.9 metres wide).

Therefore, the application is contrary to J (III) as it would extend beyond a side wall and would exceed half the width of the original house.

“A.1 Development is not permitted by Class A if—

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(iii) have a width greater than half the width of the original dwellinghouse; or”

The extension would therefore fail comply with the requirements of (J (iii) of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted (England) Order 2015 (as amended).

RECOMMENDATION:

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

The proposed works are contrary to Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted (England) Order 2015 (as amended). In particular, they are contrary to j) (iii) as the proposed extension would extend beyond a side wall and would exceed half the width of the original house.

Andrew Hunt
30 September 2022

Alan Kilroe
3 October 2022

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PS/DC/OP04/05	003	23/9/02

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