

<u>APPLICATION NO:</u>	25/00121/PDE	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	4 Blackberry Grove, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY EXTENSION TO REAR MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.440 METRES MAXIMUM HEIGHT: 3.00 METRES HEIGHT OF EAVES: 2.625 METRES		

Site Description

The application property is a modern detached house and associated garden curtilage on Blackberry grove. The house has an integral garage and a rear L shaped conservatory of 1.2m deep on the south-west side angling into the garden to a depth of 3m, and a depth of 3.9m on the north-east side angling into the garden to a depth of 4.8m. The house is brick built with a tiled pitched roof. The site is located within a modern housing estate characterised by detached houses.

Proposal

The application seeks Prior Approval to ascertain that the proposal would be acceptable before any works commence. The application is for a single storey rear extension, which would have a:

- Maximum depth from the original wall: 4.4m
- Maximum height of the proposed development: 3m
- Height of eaves: 2.6m

The proposed development would have a flat roof with three raised roof lights. The extension would have brick edging higher than the main roof of the extension by 0.2m and the rooflights would project above the main roof this amount to correspond with the brick edging along the gables. The edging would project 0.4m of the main rear elevation either side of it. The rear of the extension would have two bi-fold door openings.

The proposal would see the demolition of the existing rear conservatory.

Consultations

Cadent Gas Limited – No objections, request informative given.
Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 5 neighbours. No

representations have been received.

Relevant Policy

Town & Country Planning Act (General Permitted Development) (England) Order 2015 (as amended). This relates specifically to Schedule 2, Part 1, Class A.

Article 35 Statement

NA

Assessment

Under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GDPO), planning permission is granted for the enlargement of a dwellinghouse subject to limitations and conditions.

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1(g) states that for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height.

It is the opinion that the proposed development would not contravene the criteria outlined in the GDPO and specifically within Schedule 2, Part 1, Class A. The proposal would be at a depth which is more than 3m but less than 6m, the height of the eaves would not exceed 3m and the tallest point would not exceed 4m.

The proposed development is considered to comply with the rest of Schedule 2, Part 1, Class A and subsequently overall, the proposed development would comply with all of the relevant criteria of the legislation.

No objections have been received from any of the 5 neighbours who were notified of the Prior Approval.

Conclusion

It is concluded that the proposed development complies with Class A of Part, 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, in line with the legislation Prior Approval is required and granted.

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Class A, 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
24/02/2025	02	A	PROPOSED PLANS AND ELEVATIONS
24/02/2025	03	-	LOCATION PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 02/04/2025

Informatives

1 Cadent

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

