

<u>APPLICATION NO:</u>	23/01906/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	125 Tarbock Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application property is located at 125 Tarbock Road, Huyton and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is brick facing on its front, side and rear elevations along with white UPVC openings and tiled roofing.

The existing rear of the application site features a two-storey rear projection along with two other single storey outrigger projections. The overall existing rear elevation of the dwelling is stepped.

Proposal

The application seeks a Certificate of Lawful Development for the erection of a single storey rear extension.

The proposed rear extension would have a projection of 3.27m and would have a width of 5.3m. The proposal would be served by a mono-pitched roof and would measure at a height of 2.46m at the eaves and would have a height of 3.15m at its highest point. The roof would also feature 2 skylights.

The proposed development would see the demolition of the existing single storey outrigger projections. The proposed development would project and occupy a footprint of 3.27m, this is with the inclusion of the demolished section of the proposal of the existing rear elevation of the dwellinghouse. Therefore, 2.73m of the projection would surpass the original rear elevation of the original dwellinghouse. The proposed development would sit flush with the existing two-storey rear projection.

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 & Country Planning (General Permitted Development) (England) Order 2015.

Class A states that an enlargement, improvement or alteration of a house of a house is permitted development provided that the development does not:

- b) exceed 50% of the total area of the curtilage;
- c) exceed the height of the of the highest part of the roof of the existing dwellinghouse;
- d) exceed the height of the eaves of the dwellinghouse;
- e) extend beyond a wall which – forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse;
- f) Subject to paragraph (g), have a single storey and – extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or exceed 4 metres in height;
- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, would have a single storey and – 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 exceed 4 metres in height;
- h) would have more than a single storey and – extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- j) would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse;
- k) include a veranda, balcony, raised platform of a flue;
- l) lie in a conservation area

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

- a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be – obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Despite the proposed overall projection of 3.27m, the proposed rear extension would not project more than 3m from the rear elevation of the original dwellinghouse when considered with the demolished sections of the original dwellinghouse.

The demolished section of the rear of the existing dwellinghouse would mean that the proposed rear extension at its furthest would be 2.73m beyond the rear elevation of the original dwelling and would subsequently be within the parameters of the General Permitted Development Order. The proposed development would not exceed 4m in overall 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 Act (General Permitted Development) (England) Order 2015 (as amended).

Conclusion

It is concluded that the proposal complies with Class A of Part 14, 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

- 1) The proposal complies with the requirements of Class A of Part 14, 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
14/08/2023	101	-	LOCATION PLAN
14/08/2023	102	-	SITE PLANS
14/08/2023	301	-	PROPOSED PLANS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 6 September 2023

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

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Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024