

<u>APPLICATION NO:</u>	25/00402/PDE	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	22 Frederick Lunt Avenue, Knowsley Village, Knowsley, L34 0HF		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERCTION OF A SINGLE STOREY REAR EXTENSION MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.00 METRES MAXIMUM HEIGHT: 3.55 METRES HEIGHT OF EAVES: 2.25 METRES		

Site Description

Two-storey mid-terraced dwelling located on Frederick Lunt Avenue. The dwelling is characterised by brick to all elevations, a gable tiled roof with 1no. rooflight installed within the front roof-plane and white UPVC windows. It currently benefits from a dormer loft conversion to the rear, a conservatory to the rear and a porch extension to the front.

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Proposal

Application for Prior Approval: Larger Home Extension for a single storey rear extension.

The existing conservatory to the rear is to be demolished.

The extension would have a mono-pitched roof with 2no. rooflights installed and would have bi-fold doors within the rear elevation and 1no. window within the side elevation (closest to No.20 Frederick Lunt Avenue).

The dimensions would be as followed:

- Projection of extension from rear wall: 4.00m
- Maximum height of the extension: 3.55m
- Height of the eaves of the extension: 2.25m

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours. No comments or objections were received during the consultation period.

Planning History

04/01233/FUL	Construction of dormer to rear of dwelling. Granted (16.12.2004)
03/00969/FUL	Retention of bay window to front of dwelling and conservatory to rear with new vehicular crossing. Granted (10.12.2003)

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed single storey rear extension requires an assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse)

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No - therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No - therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –

(i) Forms the principal elevation of the original house.

No – therefore acceptable.

(ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

(f) Subject to paragraph (g), 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse

Yes – the extension would project 4.0m beyond the rear wall of the original dwellinghouse, however, the proposal would comply with paragraph A.1(g) – therefore acceptable.

(ii) Exceed 4 metres in height

No – therefore acceptable.

(g) 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

No – therefore acceptable.

(ii) Exceed 4 metres in height

No - therefore acceptable.

(h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the proposal would not have more than a single storey.

(i) The enlarged part of the dwellinghouse 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.

No – whilst the extension would be within 2m of the shared boundaries with No.20 and No.24 Frederick Lunt Avenue, the eaves height would not exceed 3m.

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

(i) Exceed 4 metres in height

(ii) Have more than a single storey

(iii) Have a width greater than half the width of the original dwellinghouse

N/A – the extension would not extend beyond a wall forming a side elevation.

- (ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

No – therefore acceptable.

- (k) It would consist of or include:

- (i) The construction or provision of a verandah, balcony or raised platform

No – therefore acceptable.

- (ii) The installation, alteration or replacement of a microwave antenna

No – therefore acceptable.

- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe

No – therefore acceptable.

- (iv) An alteration to any part of the roof of the dwellinghouse.

No – therefore acceptable.

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

N/A – the application site is not situated within article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – the proposed elevations and proposed floor plan indicates that the extension would be finished in a brickwork to match the existing dwelling.

- (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 higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

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

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/06/2025	-		Location Plan
21/06/2025	-		Proposed Site Plan
21/06/2025	-		Proposed Side Elevation
21/06/2025	-		Proposed Rear Elevation
21/06/2025	-		Proposed Opposite Side Elevation
21/06/2025	-	2	Proposed Ground Floor Plan

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 31.07.2025

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

Informatives

Not Applicable.

Site Photographs

