

<u>APPLICATION NO:</u>	25/00456/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	9 Jeffereys Drive, Roby, Knowsley, L36 4NT		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE ERECTION OF HIP TO GABLE EXTENSION AND REAR DORMER EXTENSION.		

Site Description

Two-storey semi-detached dwelling located on Jeffereys Drive, Roby. The dwelling is characterised by white render to all elevations, a hipped tiled roof and grey UPVC windows. It currently benefits from a small single storey outrigger to the rear.

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

Proposal

Application for a Certificate of Proposed Lawful Development to erect a hip-to-gable extension and a dormer extension to the rear roof plane.

Additionally, the existing window within the side elevation labelled '7395' on drawing no. '249_P-02' is to be removed.

Rear Dormer Extension

The dormer extension would have a length of 5.18m, a height of 1.95m and a projection of 3.65m with a flat roof. The dormer would not extend beyond the ridge of the existing roof and would be set back from the existing eaves of the dwelling by 0.15m. It would have a total volume of 18.43m³

Formula: (Projection x Height) / 2 x Length

$$\left(\frac{(3.65 \times 1.95)}{2} \right) \times 5.18$$

= 18.43m³ additional roof space.

The extension would be finished in tiled cladding to match the existing roof tiles, have 2no. windows installed within the rear elevation (1no. would be obscurely glazed to serve the en-suite).

It would allow for an additional 4th-Bedroom and en-suite.

Hip-to-Gable Extension

The hip-to-gable extension would have a length of 7.40m, a height of 2.28m and a width of 4.33m. it would have a total volume of 12.18m³.

Formula: $\frac{1}{3} (\text{Length} \times \text{Width} / 2) \times \text{Height}$

$$\frac{1}{3} \left(\frac{7.40 \times 4.33}{2} \right) \times 2.28$$

= 12.18m³ additional roof space.

The extension would be (rendered white), have terracotta concrete roof tiles to match the existing dwelling and would have 1no. UPVC window installed to serve the new second floor staircase.

Consultations

None required.

Representations

None required.

Planning History

No relevant planning history.

Relevant Policy

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

Assessment

The proposed hip-to-gable extension and rear dormer extension requires an assessment against Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class B (additions etc to the roof of a dwellinghouse)

Permitted development.

B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted.

B.1 Development is not permitted by Class B 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) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

No – therefore acceptable.

- (c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of a dwellinghouse and fronts a highway.

No – therefore acceptable.

- (d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

- (i) 40 cubic metres in the case of a terrace house

N/A – dwelling is not a terraced house.

- (ii) 50 cubic metres in any other case

No – The volume of the dormer extension would be 18.43m³ and the hip to gable extension would have a volume of 12.18m³. There would be a total additional roof space of 30.61m³. It would not exceed the threshold of 50 cubic metres for a semi-detached dwelling – therefore acceptable.

- (e) 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 chimney, flue or soil and vent pipe.

No – therefore acceptable.

- (f) The dwellinghouse is on article 2(3) land.

No – dwellinghouse is not on article 2(3) land.

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

No – therefore acceptable.

- (h) The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

No – therefore acceptable.

- B.2 Development is permitted by Class B 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 exterior of the existing dwellinghouse.

Drawing No. 249_P-02 states that the rear dormer extension would be finished in tiled cladding to match the existing roof tiles and the 2no. windows would be UPVC to match the existing fenestrations – therefore acceptable.

Email correspondence with the applicant as of 24 September 2025 stated that the hip-to-gable extension would be finished in a white render to match the existing dwellinghouse, and Drawing No. 249_P-02 indicates that the roof would be finished in tiles to match.

- (b) The enlargement must 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 are maintained and reinstated

The dormer extension would be no higher than the original ridge height of the roof and the existing eaves would be maintained – therefore acceptable.

 - (bb) The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves
- The dormer extension would be set back 0.23m from the eaves of the property – therefore acceptable.**
- (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.

Not applicable.

- (c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –
- (i) Obscure-glazed

Email correspondence with the applicant as of 24 September 2025 states that the new UPVC window within the gable elevation would be obscurely glazed.

- (ii) 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.

Email correspondence with the applicant as of 24 September 2025 states that the new window would also be non-opening.

Conclusion

Development can be considered to be permitted development regarding the rear dormer extension and the hip-to-gable alterations as the scheme is compliant with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be **Granted**.

- 1) The rear dormer loft conversion and hip-to-gable alterations comply with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01.08.2025	249_P-01	-	Existing Plans and Elevations / Location Plan
14.08.2025	249_P-02	REV A	Proposed Plans and Elevations
24.09.2025	Email (24.09.2025)	-	Email correspondence with applicant confirming materials and window details.

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **29.09.2025**

Informatives

N/A

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

Site Photographs

