

<u>APPLICATION NO:</u>	24/00008/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	26 Attlee Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR PROPOSED DORMER LOFT CONVERSION		

Site Description

The application site is located at 26 Attlee Road, Huyton and is located within an area which is allocated as a Primarily Residential Area in the Development Plan. The property is an end-terraced dwelling and is rendered facing on its front, side and rear elevations, along with grey UPVC openings and grey, flat, interlocking roof tiles.

The application property features a single-storey rear extension and an outbuilding to the rear curtilage of the boundary.

Proposal

The application seeks a Certificate of Lawfulness for a proposed loft conversion with a rear dormer extension.

The proposed rear dormer extension would project 3.32m from the ridgeline of the original roof and would leave 0.6m from the eaves to the edge of the enlargement. The total height of the dormer at its tallest would be 2.16m and would have a total width of 5.83m.

The proposal would see the change from a hipped roof to a dual-pitched roof.

Consultations

None Required

Representations

Not applicable.

Planning History

No recorded planning history. The application property has an application for Building Control.

APP. NO:	16/00413/IN
PROPOSAL:	ERECTION OF SINGLE STOREY REAR EXTENSION
DECISION:	BCOIN
DECISION DATE:	5 August 2016

There is no Planning application recorded. However, given that the proposal is recorded as 2016 and this is seen on Google Maps Street View also, it would be outside of the four-year enforcement period and no subsequent action could be taken.

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015.

Extensions/alterations under Schedule 1 Part 1 Class B 'Additions to the roof of a dwellinghouse'

Class B states that an addition or alteration to the roof is permitted development provided that the development does not:

- b) exceed the height of the highest part of the dwellinghouse
- c) extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- d) the cubic content of the resulting roof exceeds the cubic content of the original roof by more than 40 cubic meters in the case of a terrace dwellinghouse
- e) include a veranda, balcony, raised platform or a flue
- f) lie in a conservation area

Development is permitted by Class B subject to the following conditions –

- (a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- (b) The enlargement shall 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 or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (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.
- (c) Any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –
 - (i) Obscure-glazed, and
 - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor or the room in which the window is installed.

Installation, alteration & replacement of chimney's, flues & soil vent pipes under Schedule 1, Part 1, Class G

Class G states that the installation, alteration and replacement of chimney's, flues and soil vent pipes is permitted development provided that the development does not:

- b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more

A dormer extension is proposed but it is at the rear of the property, it does not exceed the height of the highest part of the roof, its cubic content does not exceed 40 cubic metres, it does not include a balcony or flue, and the site is not in a conservation area.

The submitted existing and proposed floor plans show that a soil vent pipe would be installed. The applicant confirmed via email that existing soil vent pipe is on the external of the building and there would be no change to the existing external one; the soil vent pipe of the proposal would be connected to the existing and the submitted plans do not show that any alterations to this would exceed the highest part of the roof by 1 metre or more.

Conclusion

It is concluded that the proposal complies with Classes B and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the certificate of Lawfulness for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

The proposal complies with the requirements of Classes B and G of 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
11/01/2024	2.1	B	EXISTING AND PROPOSED FLOOR PLANS
11/01/2024	2.2	A	EXISTING AND PROPOSED ELEVATIONS
11/01/2024	2.5	A	LOCATION PLAN. EXISTING AND PROPOSED SITE PLANS.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **19 March 2024**

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.