

Regeneration and Economic Development Department

APPLICATION NO: 22/00012/CLD

APPLICANT: Mr Tom King

WARD AFFECTED: Halewood North

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR A PROPOSED GARAGE
CONVERSION TO FORM HABITABLE ROOM

LOCATION OF SITE: 4 Willowherb Close, Halewood, L26 7XR

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Primary Residential Development - Primary Residential Development

Site of Biological or Geological Interest - Site Of Biological Or Local Geological Interest

RELEVANT POLICIES

N/A

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for the conversion of the existing integral garage into a home office. Externally this would involve replacing the garage door in the front elevation with a window and brickwork below.

POLICY CONSIDERATION

Certificates of Lawfulness for proposed development need only comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GDPO is a national grant of permission which allows certain development and changes of use be carried out without the submission of a planning application.

In particular, Class A (Enlargement, improvement or other alterations of a dwelling house) of the GDPO forms the basis for the assessment of this CLD application.

APPRAISAL

The proposal would involve limited alterations within the front elevation. The Councils records indicate that the permitted development rights for garage conversions are intact for the property.

The garage conversion as proposed would comply with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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CONCLUSION

It is concluded that the proposal complies with Class A 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 is granted

- 1) The proposal complies with the requirements of Class A 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
10/01/2022	E2422/04	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

25 February 2022

Alan Kilroe

2 March 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02