

<u>APPLICATION NO:</u>	26/00172/CLU	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	26 Hamnett Road, Prescot, Knowsley, L34 6LL		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR EXISTING SINGLE STOREY SIDE EXTENSION		

Site Description

The application site comprises a two-storey semi-detached two-bedroom dwellinghouse located on Hamnett Road, Prescot. The property is characterised by brick to all elevations and a gable tiled roof. The dwelling has off-street parking available on-site to the side.

The attached neighbouring dwelling 28 Hamnett Road does not benefit from any extensions. The detached neighbouring dwelling 24 Hamnett Road benefits from a conservatory to the rear.

The site is situated within a Primarily Residential Area, as allocated by the Knowsley Local Plan: Core Strategy.

Site Constraints

- Coal – High Risk Area

Proposal

Application for a Certificate of Existing Lawful Development for a single storey side extension.

The extension has a brick finish, a width of 2.25m and a length of 3.3m. The extension also has a hipped tiled roof, with an eaves height of 2.5m and a ridge height of 3.3m.

The extension also has sliding doors within the rear elevation.

Consultations

None required.

Representations

None required.

Planning History

94/00663/APP	ERECTION OF 125 DWELLINGS AND ASSOCIATED ROAD LAYOUT
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Granted (29 March 1995)

94/00176/APP PROPOSED ERECTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 150NO. TWO-STOREY DWELLINGS AND NEW
ACCESS

Granted (09 August 1994)

After viewing the planning history for the site, it is confirmed that the property benefits from Permitted Development Rights for 'habitable' extensions, such as the side extension in question. Therefore, the extension can be assessed against the General Permitted Development (England) Order 2015 (as amended).

Relevant Policy

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

Assessment

Is the rear extension constructed Permitted Development and therefore lawful?

The proposed single storey side 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.
 - (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.
 - (ii) Exceed 4 metres in height.

N/A – the extension does not extend beyond the rear wall of the original dwellinghouse – 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.
 - (ii) Exceed 4 metres in height.

N/A – the extension does not extend beyond the rear wall of the original dwellinghouse.

- (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 extension does not have more than a single storey and does not extend beyond the rear wall.

- (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 is within 2m of the shared boundary with No.24, the eaves height does not exceed 3m – therefore acceptable.

- (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.

No – therefore acceptable.

- (ii) Have more than a single storey.

No - therefore acceptable.

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

No – the original dwellinghouse has a width of 4.5m. The side extension has a width of 2.25m and does not exceed half the width of the original dwellinghouse – therefore acceptable.

- (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 dwellinghouse is not situated on 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 extension has been finished in brick to match the wider original dwellinghouse – therefore acceptable.

- (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

Development can be considered to be permitted development regarding the single storey side extension as the scheme is compliant with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be **Granted**

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13.04.2026	-	-	LOCATION PLAN
13.04.2026	01	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

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

Date:

28/04/2026

Informatives

N/A

Site Photographs

