

APPLICATION NO: 25/00166/PDE **CASE OFFICER:** Reece Black

WARD: St Gabriels **PARISH:**

LOCATION: 73 Kipling Avenue, Huyton, Knowsley

PROPOSAL: PRIOR APPROVAL FOR THE ERECTION OF A SINGLE
STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.05
METRES
MAXIMUM HEIGHT: 3.27 METRES
HEIGHT OF EAVES: 2.40 METRES

Site Description

The application property is located at 73 Kipling Avenue, Huyton and is situated within an area designated as a Primarily Residential Plan as allocated by the Local Plan Policies Map.

The application property is a two-storey, end-terraced dwellinghouse and is brick facing on the front, side and rear elevations with white UPVC openings and brown, interlocking roof tiles.

Proposal

The application is to ascertain that the proposed development would comply with the Prior Approval legislation and that the proposal would be acceptable before any works commence. The application is for a single storey rear extension, which would have a:

- Maximum depth of 4.05m.
- Maximum height of the proposed development: 3.27m.
- Height of eaves: 2.4m.

The proposal would be served by two interlocking hipped roofs. The rear elevation would feature 2 no. windows. The roof would contain four rooflights.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No planning history.

Relevant Policy

Town & Country Planning Act (General Permitted Development) (England) Order 2015. (as amended). This relates specifically to Schedule 2, Part 1, Class A.

Article 35 Statement

Not applicable.

Assessment

Under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GDPO), planning permission is granted for the enlargement of a dwellinghouse subject to limitations and conditions.

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1(g) states that for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would not 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, or
- (ii) exceed 4 metres in height.

The proposed development would not contravene the criteria outlined in the GDPO and specifically within Schedule 2, Part 1, Class A. The proposal would be a depth which is more than 3 metres but no more than 6 metres, the maximum height of the proposal would not exceed 4 meters and the eaves would not exceed 3 meters in height.

The proposal should also comply with the rest of Schedule 2, Part 1 in order to benefit from Permitted Development.

Class A states that an enlargement, improvement or alteration of a house of a house is permitted development provided that the development does not:

- b) exceed 50% of the total area of the curtilage;
- c) exceed the height of the of the highest part of the roof of the existing dwellinghouse;
- d) exceed the height of the eaves of the dwellinghouse;
- e) extend beyond a wall which – forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse;
- f) Subject to paragraph (g), have a single storey and – 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, or exceed 4 metres in height;
- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, would have a single storey and – 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, or exceed 4 metres in height;

- h) would have more than a single storey and – extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) 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;
- j) would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse;
- k) include a veranda, balcony, raised platform or a flue;
- l) lie in a conservation area

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

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed development would comply with the condition listed above. The submitted plans contain an external specification which list that the materials used to the exterior would be to the exterior of the existing dwellinghouse.

Conclusion

It is concluded that the proposed development complies with Class A, of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended). Accordingly, in line with the legislation, Prior Approval is not required.

Recommendation

The proposal complies with the requirements of Class A, 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
14/03/2025	179992-02	-	PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLAN
14/03/2025	179992-01	-	EXISTING FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN

Signed Case Officer¹: **Reece Black** _____

Signed Authorising Officer²: _____

Date: _____

Informatives

Not applicable.

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