

<u>APPLICATION NO:</u>	24/00039/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	65 Weaver Avenue, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE ERECTION OF A SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 65 Weaver Avenue, Tower Hill, Kirkby and is located in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is predominately brick facing on its front, side and rear elevations, together with white UPVC openings and interlocking roof tiles.

The front elevation is South-West facing and fronts the highway of Weaver Avenue and features an open plan design to the front garden area. The property is bounded by other residential dwellings along with agricultural fields to the rear of the curtilage of the boundary.

Proposal

The application is for a Certificate of Lawful Development for a proposed single storey side extension. It would project 2.23m in width and have a depth of 7.95m. The proposal would be served by a dual-pitched roof, in which the eaves would measure at a height 2.35m and 3.77m. The front and rear elevation would feature windows and the roof would feature a skylight.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 0 neighbours. No representations have been received.

Planning History

No recorded planning history.

Assessment

The proposed development seeks permission for a single storey side extension measuring 2.23m in width by 7.95m in depth. It would be served by a dual-pitched roof which would measure approximately 2.35m at the eaves and 3.77m at its highest point. The materials and roof style will be in-keeping with the original dwelling.

The application property measures approximately 5.82m in width. As such, the proposed side extension would not exceed half of the width of the original dwelling house at 2.23m.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

The proposal would not exceed 4m in height and the height of the eaves of the extension would not exceed 3m. The proposed development would not project beyond or surpass the front elevation of the original dwellinghouse.

The single storey side extension therefore 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).

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 a Certificate of Lawfulness for the proposed development be granted.

Recommendation

- 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 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/01/2024	2	REV D	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLANS
29/01/2024	1	REV E	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

K Foster

Date:

8 April 2024

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