

<u>APPLICATION NO:</u>	25/00555/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	44 Smithford Walk, Huyton, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 44 Smithford Walk, Huyton and is situated within a Primarily Residential Area within the Development Plan. The application property is a two-storey, detached dwellinghouse and is brick facing with white UPVC openings and brown, interlocking roof tiles. The property benefits from a small rear outrigger projection adjacent a conservatory to the rear.

The local planning authority (lpa) holds no record of any removal of permitted development rights for extensions and alterations to the property.

Proposal

The application seeks a Certificate of Lawful Development for the erection of a single storey rear extension.

The proposed rear extension would project 3.1m (at its furthest), 1.3m (at its shallowest, adjoining to the existing rear outrigger) with a width of 6.2m. The proposal would be served by a flat roof, which would measure 2.9m at the eaves.

*The existing rear conservatory would be demolished to make way for the proposed rear extension ('sunroom').

Consultations

None required.

Representations

Not applicable.

Planning History

APP. NO:	00/00374/REM
PROPOSAL:	RESERVED MATTERS APPLICATION FOR THE ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS
DECISION:	GRANTED
DECISION DATE:	7 September 2000
APP. NO:	00/00615/REM
PROPOSAL:	AMENDMENTS TO SITE LAYOUT(INCLUDING THE

LOCATION OF PUBLIC OPEN SPACE) APPROVED UNDER APPLICATION
00/00374/REM

DECISION: GRANTED

DECISION DATE: 10 May 2001

Assessment

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

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 of 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 rear extension would not project more than 4m from the rear elevation of the original dwellinghouse, would not exceed 4m in height and the height of the eaves of the extension would not exceed 3m.

The proposal would be faced with matching external facing materials. This includes

matching brick to the walls, white UPVC to match the windows, folding doors and rainwater goods. The proposed roof would be constructed with a felt flat roof in dark grey with black trim. *The Government's* Technical Guidance for permitted development rights for householders' states that *flat roofs will not normally have any visual impact and so, where this is the case, the need for materials of similar appearance should not apply*. Therefore, the materials proposed are acceptable.

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

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, it is recommended that the Certificate of Lawful Development for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness be granted.

- 1) 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
08.10.2025	PL-SW25-003	-	LOCATION PLAN
04.11.2025	PL-SW25-002	REV B	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 17/11/2025

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

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 202