



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

MR

First name

JOSH

Surname

SEPHTON

Company Name

Address

Address line 1

10 Yew Tree Road

Address line 2

HUNTS CROSS

Address line 3

Town/City

LIVERPOOL

County

MERSEYSIDE

Country

UK

Postcode

L25 9QT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

MR

First name

NEIL

Surname

JONES

Company Name

Address

Address line 1

322 PRESCOT ROAD

Address line 2

AUGHTON

Address line 3

Town/City

ORMSKIRK

County

West Lancashire

Country

United Kingdom

Postcode

L39 6RS

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

To erect a rear Dormer with alterations to the roof. There would be no involvement of any added access or extra underground drainage, any added drainage would be connected to the existing internal soil stack.

The drawn plans (2372 ABC) show scaled dimension together with block plan & location plans.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The extension is to provide an extra bedroom with en-suite for an extra third bedroom.

The drawings show that the erection of the proposed Dormer loft conversion is within the guidelines shown on the planning portal regulations regarding Loft conversions, Class B (the enlargement of a dwelling house consisting of an addition or alteration to its roof).

The property is not on designated land, The proposed additional roof space including the previous extension does not exceed the permitted 50 cubic meters on a semi-detached property (The additional roof space for the Dormer is 32.1 cubic meters, 47.6 cubic meters in total).

Materials used would match the original roof covering.

The Dormer would not go beyond the roof plane, keeping a minimum distance of 600mm from the roofs eaves.

The Dormer would not extend beyond the existing ridge height.

The side facing window would be obscure glazing with no openers.

The roof enlargement would not overhang the outer face of the existing wall.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Drawn plans 2372 ABC, reference to class B planning portal.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

All that is mentioned on the previous information given on use. The application for Lawful development certificate should be granted as this is within the guidelines shown on the portal regarding Class B, within the volume limits, not exceeding the existing roof height, not going beyond the roof plane, 600mm from eaves minimum, matching roof & window materials. The new Dormer extension would blend in with the existing & surrounding properties.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

NEIL JONES

Date

17/02/2025