

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00220/CLU

APPLICANT: Mr Dave Donald

WARD AFFECTED: Page Moss

DEVELOPMENT: CERTIFICATE OF LAWFULNESS FOR ERECTION OF REAR DORMER

LOCATION OF SITE: 10 Coral Avenue, Huyton, Knowsley, L36 2PZ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

General Permitted Development Order (2015) (as Amended)

PLANNING HISTORY

Planning applications have been previously approved for a first floor rear extension with rooflights (20/00666/FUL – approved 21/01/2021) and single storey rear extension (03/00615/FUL – approved 14/08/2003).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

N/A

ISSUES AND ASSESSMENT:

PROPOSAL

The application is a lawful development certificate for the erection of a rear dormer.

General Permitted Development Order (2015) as Amended

The proposed dormer extension would be less than 30sqm and would result in less than 40sqm total addition to the roof. The dormer is also more than 0.2 metres away from the eaves. Whilst the property has been extended previously, these additions do not count towards the volume of the roof as it was single storey only. In addition, the most recent first floor extension has not been implemented so does not count towards roof volume. The roof alterations would therefore comply with the requirements of Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted (England) Order 2015 (as amended).

RECOMMENDATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The proposed works comply with Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted (England) Order 2015 (as amended).

Andrew Hunt

20 April 2022

Mark Cawood

21 April 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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