

<u>APPLICATION NO:</u>	26/00255/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston and Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	55 Weyman Avenue, Whiston, Knowsley, L35 2YN		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF A REAR DORMER EXTENSION, LOFT CONVERSION, HIP TO GABLE ROOF EXTENSION AND INSTALLATION OF 3NO. ROOFLIGHTS TO FRONT ROOF-PLANE.		

Site Description

The application site comprises a two-storey three-bed semi-detached dwelling, located on Weyman Avenue, Whiston. The dwelling is characterised by brick to all elevations and has a hipped tiled roof. The property does not currently benefit from any extensions and has off-street parking available to the front.

The site is surrounded by two-storey semi-detached dwellings to the north, east and west. To the south, the application site shares a rear boundary with a railway track. To the northwest is Whiston Willis Primary Academy.

Proposal

The application is for a Certificate of Proposed Lawful Development to erect a dormer extension to the rear roof-plane, a loft conversion, erect a hip-to-gable extension and the installation of three rooflights to the front roof-plane.

Rear dormer extension

The dormer extension would have a length of 5.7m, would have a depth of 3.3m and a would have a height of 2.1m. The dormer would not extend beyond the ridge of the existing roof and would be set back from the existing eaves of the dwelling by 0.9m. The dormer would have a total volume of 19.75m³.

The extension would be finished in tiles to match the existing roof and would have two windows installed within the rear elevation.

Hip-to-gable extension

The hip-to-gable extension would have a length of 7.6m, would have a width of 4.1m and would have a height of 2.8m. The dormer would have a total volume of 14.54m³.

The extension would be finished in brickwork to match the existing dwelling and would have a tiled roof to match the existing dwelling.

Installation of rooflights

Three rooflights would be installed to the front roof-plane of the dwellinghouse.

Consultations

None required.

Representations

None required.

Planning History

No relevant planning history.

Relevant Policy

General Permitted Development (England) Order 2015 (as amended).

Assessment

REAR DORMER EXTENSION AND HIP-TO-GABLE EXTENSION

The proposed rear dormer extension and hip-to-gable extension requires an assessment against Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class B (additions etc to the roof of a dwellinghouse)

Permitted development.

B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted.

B.1 Development is not permitted by Class B if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

No – therefore acceptable.

- (b) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

No – therefore acceptable.

- (c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of a dwellinghouse and fronts a highway.

No – therefore acceptable.

- (d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

- (i) 40 cubic metres in the case of a terrace house.

N/A – the dwelling is not a terraced dwelling.

- (ii) 50 cubic metres in any other case.

No – the volume of the dormer extension would be 19.75m³ and the hip-to-gable extension would have a volume of 14.54m³. There would be a total additional roof space of 34.29m³. It would not exceed the threshold of 50 cubic metres for a semi-detached dwelling – therefore acceptable.

- (e) It would consist of or include –

- (i) The construction or provision of a verandah, balcony or raised platform

No – therefore acceptable.

- (ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

No – therefore acceptable.

- (f) The dwellinghouse is on article 2(3) land.

No – the dwellinghouse is not on article 2(3) land.

- (g) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

- (h) The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

No – therefore acceptable.

B.2 Development is permitted by Class B subject to the following conditions –

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Yes – Drawing No. WA-001 (REV A) indicates that the dormer extension would be finished in tiles to match the existing roof, and the hip-to-gable extension would be finished in brickwork to match the existing dwelling.

- (b) The enlargement must be constructed so that –

- (i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

- (aa) The eaves of the original roof are maintained and reinstated

The dormer extension would be no higher than the original roof height of the

dwelling and the existing eaves would be maintained – therefore acceptable.

- (bb) The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves

The dormer extension would be set back 0.9m from the eaves of the property – therefore acceptable.

- (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

Not applicable.

- (c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –
 - (i) Obscure-glazed
 - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Not applicable.

3NO. ROOFLIGHTS TO FRONT ROOF-PLANE

The proposed rooflights require an assessment against Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class C (other alteration to the roof of a dwellinghouse)

Permitted development.

C – Any other alteration to the roof of a dwellinghouse.

Development not permitted.

C.1 Development is not permitted by Class C if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this schedule (changes of use).

No – therefore acceptable.

- (b) The alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

No – therefore acceptable.

- (c) It would result in the highest part of the alteration being higher than the highest part of the original roof.

No – therefore acceptable.

- (d) It would consist of or include –
- (i) The installation, alteration or replacement of a chimney, flue or soil or vent pipe.

No – therefore acceptable.

- (ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

No – therefore acceptable.

- (e) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

- C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be –

- (a) Obscure-gazed.
- (b) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Not applicable.

Conclusion

Development can be considered to be permitted development regarding the rear dormer extension, hip-to-gable extension, and 3no. rooflights within the front roof-plane as the scheme as proposed is compliant with Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27.05.2026	-	-	LOCATION PLAN
27.05.2026	WA-001	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 10/07/2026

Informatives

N/A

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

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