

APPLICATION NO: 24/00406/PDE **CASE OFFICER:** Reece Black

WARD: Swanside **PARISH:**

LOCATION: 17 Greystone Crescent, Roby, Knowsley

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO REAR

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 6
METRES

MAXIMUM HEIGHT: 3.85 METRES

HEIGHT OF EAVES: 2.50 METRES

Site Description

The application property is located at 17 Greystone Crescent and is located within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is rendered facing on the front and rear elevations, brick facing to the side. The property contains white UPVC openings and red, interlocking roof tiles.

The property is south facing orientated and located near the entrance of a cul-de-sac.

Proposal

The application seeks Prior Approval to ascertain that the proposed development would be acceptable before any works commence. The application is for a single storey rear extension, which would have a:

- Maximum depth of 6m.
- Maximum height of the proposed development: 3.85m.
- Height of eaves (conservatory): 2.5m.
- Height of eaves (rear extension): 2.68m.

The proposed development would comprise a kitchen and dining room extension (3.5m depth) together with a conservatory (2.5m depth). The conservatory would be stepped at a reduced height.

The proposal would be served by a dual-pitched roof. The rear elevation and west facing side elevation of the conservatory would feature windows. The roof of the rear extension would contain two rooflights.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours. No

representations have been received.

Planning History

APP. NO: 15/00259/FUL
PROPOSAL: ERECTION OF SINGLE STOREY FRONT/SIDE EXTENSION
AND A PART SINGLE/PART TWO STOREY REAR
EXTENSION
DECISION: PER
DECISION DATE: 8 June 2015

Relevant Policy

Town & Country Planning Act (General Permitted Development) (England) Order 2015. (as amended). This relates specifically to Schedule 2, Part 1, Class A.

Article 35 Statement

Not applicable.

Assessment

Under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GDPO), planning permission is granted for the enlargement of a dwellinghouse subject to limitations and conditions.

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1(g) states that for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would not have a single storey and –

- (i) 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
- (ii) exceed 4 metres in height.

It is the opinion that the proposed development would not contravene the criteria outlined in the GDPO and specifically within Schedule 2, Part 1, Class A. The proposal would be a depth which is more than 3 metres but no more than 6 metres, the height of the eaves would not exceed 3m and the tallest point would not exceed 4 metres.

The proposal should also comply with the rest of Schedule 2, Part 1 in order to benefit from Permitted Development.

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;
- b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be – obscure-glazed, and 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; and where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Extensions/alterations under Schedule 2 Part 1 Class C 'Any alteration to the roof of a dwellinghouse'

Class C states that other alterations to a roof are permitted development provided they do not:

- b) protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

- c) result in the highest part of the alteration being higher than the highest part of the original roof
- d) include a flue or solar panels.

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-glazed; and
- 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.

The application proposes the installation of two rooflights to the slope of the roof. The rooflights are shown on these elevations and when measured show a protrusion of 0.12m, so would not exceed the parameters.

The submitted plans do not contain any annotation which demonstrate condition (a) has been satisfied. The agent has confirmed via email that the windows would be obscure-glazed, and the correspondence will be made an approved document within Schedule 1.

The windows would be located more than 1.7 metres above the floor of the room in which the window(s) are installed. Subsequently, it is deemed that the proposal would comply with this condition.

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

No objections have been received from any neighbours who were notified of the Prior Approval.

Conclusion

It is concluded that the proposed development complies with Class A and C of Part, 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended). Accordingly, in line with the legislation Prior Approval is required and granted.

Recommendation

The proposal complies with the requirements of Class A and C 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
29/07/2024	1929-JMA-ZZ-00-DR-A-0200	-	LOCATION PLAN

29/07/2024	1929-JMA-ZZ-00-DR-A-0400	-	PROPOSED ELEVATIONS
29/07/2024	1929-JMA-ZZ-00-DR-A-0203	-	PROPOSED SITE PLAN
29/07/2024	1929-JMA-ZZ-00-DR-A-0202	-	PROPOSED PLANS
06/09/2024		-	EMAIL CORRESPONDENCE – CONFIRMATION OF CONDITION C.2 (a)

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **9 September 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