

Regeneration and Economic Development Department

APPLICATION NO: 22/00429/CLD

APPLICANTS: Mr Hynes

WARD AFFECTED: Prescott South

DEVELOPMENT: CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE
ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 30 Scotchbarn Lane, Prescott, L35 7JD

KNOWSLEY LOCAL PLAN ALLOCATION:

Urban Greenspace and Educational Land

RELEVANT POLICIES:

General Permitted Development Order (2015) (as amended)

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

Not applicable.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Certificate of Lawfulness for a proposed single storey rear extension to the detached property located at 30 Scotbarn Lane, Prescott.

RELEVANT PLANNING HISTORY

A number of planning applications have been submitted regarding the site's previous use as the former St Edmund Arrowsmith Catholic High School. These applications are not relevant to this application.

16/00778/FUL - Full planning permission was granted on 8th December 2016 for the erection of 133 dwellings together with electric substation and other associated development. The decision notice relating to this application placed two conditions removing permitted development rights concerning the erection of gates, walls or fences to be erected forward the front wall of the dwellings, and that no dormer windows shall be added to the dwellings other than those expressly authorised by that permission. Furthermore, condition 12 removes the ability to convert garages to living accommodations.

POLICY CONSIDERATIONS

Not applicable. Certificates of Lawfulness for proposed development works only need to comply with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The GPDO is a national grant of permission which allows certain development and changes of use to be carried out without the submission of a planning application subject to compliance with the provisions as set out in the GPDO. Class A (Enlargement, improvement or other alterations of a dwelling house) of the GDPO forms the basis for the assessment of this CLD application.

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APPRAISAL

The proposal seeks the development of a single storey rear extension to the property located at no 30 Scotchbarn Lane measuring 4m in width and 4m in depth. It would be served by a flat roof incorporating a roof lantern measuring approximately 2.5m at the eaves and 3.21m at its highest point.

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

CONCLUSION

It is concluded that the proposal 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 Lawfulness for the proposed development be granted.

RECOMMENDATION:

That a Certificate of Lawfulness be granted.

- 1) The proposal complies with the requirements of Class A of 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
13.07.2022	LOCPLAN		LOCATION PLAN
13.07.2022	01/07/30		EXISTING ELEVATIONS AND FLOOR PLAN
13.07.2022	03/07/30		PROPOSED ELEVATIONS
13.07.2022	02/07/30		PROPOSED FLOOR PLANS AND SECTION
26.08.2022	SPECIFICATION		SPECIFICATION

John Fleming

31.08.2022

Signed by

Mark Quinn
31/08/2022

COAL INFORMATIVE

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are

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seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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