

<u>APPLICATION NO:</u>	22/00650/CLD	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	
<u>LOCATION:</u>	Mill Cottage, Netherley Road, Tarbock Green, Knowsley, L35 1RG		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY SIDE EXTENSION		

Site Description

The host property is semi-detached cottage located in a rural location. The application property was previously extended in the form of a single storey side extension which has since been demolished.

The property is rendered in a white finish, has grey slate roof tiles and brown windows. To the side of the property is a large garden with open agricultural fields to the rear.

Proposal

The application is for a Certificate of Lawfulness for a proposed single storey side extension. It would measure 4m in width by 4.3m in depth and provide one bedroom at ground floor level. One window would be located at principal elevation together with one set of double doors to the rear elevation.

The proposed development would be served by a gable roof measuring 2.6m at the eaves and 3.7m at its highest point.

Consultations

None Required

Representations

Not applicable.

Planning History

- 74/11275/HIST – Erection of 4 number stables. Refused 20th March 1989.
- 74/12900/HIST – Erection of building to house calves. Application withdrawn.
- 11/00447/FUL – Erection of two storey rear extension. Refused 16th November 2011.
- 12/00085/FUL – Erection of two storey rear/part side extension – resubmission to previously refused application 12/00085/FUL. Refused 7th August 2012.
- 14/00508/FUL – Erection of two storey extension to rear and new porch to the side including demolition of part of existing single storey extension to rear and existing porch to side of dwelling. Granted 1st September 2014. Application has not been implemented.
- 22/00651/PDE – Erection of single storey rear extension maximum depth from original rear wall: 5.96m maximum height 3.6m height of eaves 2.76m. Pending

consideration.

Relevant Policy

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 GDPO 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 GDPO. Class A (Enlargement, improvement or other alterations of a dwelling house) of the GDPO forms the basis for this assessment of this CLD application.

Assessment

The proposed development seeks permission for a single storey side extension measuring 4m in width by 4.3m in depth. It would be served by a gable roof measuring approximately 2.6m at the eaves and 3.7m at its highest point. The walls are to be rendered to match the existing and the roof is to be of slate to match the existing roof tiles.

It should be noted that a separate application has been submitted for a single storey rear extension. However, this extension relates to the rear elevation and would not connect to the proposed single storey side extension subject to this application.

The host property measures approximately 8m in width. As such, the proposed side extension would be half the width of the original dwelling house at 4m in width. It would not exceed 4m in height and the height of the eaves of the extension would not exceed 3m. The single storey side extension therefore 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).

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 a 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 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
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29.11.2022	L35 1RG MC LDC	REV A	LOCATION PLAN, EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
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Signed Case Officer: John Fleming

Signed Authorising Officer: Alan Kilroe

Date: 31 January 2023