

<u>APPLICATION NO:</u>	25/00643/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	1 Lancing Close, Halewood, Knowsley, L25 9PZ		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR A PROPOSED REAR DORMER LOFT CONVERSION AND EXTENSION AND INSTALLATION OF NEW WINDOW TO GABLE ELEVATION		

Site Description

The application site comprises a two-storey 4-bed end-of-terrace dwelling located on the cul-de-sac of Lancing Close, Halewood. The dwelling is characterised by brick to all elevations, a gable tiled roof and white UPVC windows.

The property currently benefits from a lean-to covered car port structure to the side and also has off street parking available to the front.

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Proposal

Application for a Certificate of Proposed Lawful Development to carry out a loft conversion, erect a dormer extension to the rear and install a new window within the gable elevation.

The dormer extension would have a length of 7.9m, a depth of 3.2m and a height of 2.3m. The dormer would be set in from the shared roof boundary line with 3 Lancing Close by 1.1m and would be set back from the existing eaves of the dwelling by 0.5m (along the diagonal line). The extension would have a total volume of 29.1m³.

The new window to be installed would be within the gable elevation at existing loft level and would serve the new-ensuite.

The dormer loft conversion would allow for an additional 5th bedroom, dressing area and new en-suite.

Consultations

None required.

Representations

None required.

Planning History

25/00642/FUL	ERECTION OF A SINGLE STOREY SIDE EXTENSION
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Pending Consideration (as of February 2026)

Relevant Policy

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

Schedule 2, Part 1, Class B – Additions etc to the roof of a dwellinghouse.

Assessment

The proposed rear dormer extension and new window within the gable elevation 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
 - (ii) 50 cubic metres in any other case

No – the volume of the dormer extension has been calculated as 29.1m³ and would not exceed the threshold of 40m³ for a terraced dwelling – therefore acceptable.

(e) It would consist of or include –

- (i) The construction or provision of a verandah, balcony or raised platform
- (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 – therefore acceptable.

(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.002 indicates that the dormer extension would be finished in anthracite sidings to match the existing roof tiles – therefore acceptable.

(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 roof 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 0.5m 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.

The window to be installed within the side elevation would be obscurely glazed and non-opening (as per correspondence with the agent as of 02 February 2026 and the amended proposed details drawing no.002) – therefore acceptable.

Conclusion

Development can be considered to be permitted development regarding the rear dormer extension and 1no. window within the side elevation as the scheme is compliant with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That a Certificate of Lawfulness be **Granted**.

- 1) The rear dormer loft conversion and 1no. new window within the gable elevation comply with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26.01.2026	003		PROPOSED DETAILS
26.01.2026	004		PROPOSED SECTION A-A
26.01.2026			PROPOSED SECTION B-B
26.01.2026	005		LOCATION PLANS
02.02.2026	002		PROPOSED DETAILS

Signed Case Officer¹: **Louise Robinson**

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

05/02/2026

Informatives

N/A

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

Site Photographs

