

<u>APPLICATION NO:</u>	24/00151/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	1 Foster Close, Whiston, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR LOFT CONVERSION WITH DORMERS TO SIDE		

Site Description

The application site is located at 1 Foster Close, Whiston and is located within an area designated as a Primarily Residential Area in the Development Plan. The property is detached dwellinghouse and is a mixture of brick and render facing on its front, side, and rear elevations along with white UPVC windows and grey, interlocking roof tiles. The property benefits from an integral garage, together with a single storey rear extension and a conservatory.

The front elevation of the property is North-West / West facing onto the Highway and is a modern property with other residential properties to all directions. The front of the property features an open-plan design and block paving to provide hardstanding.

Proposal

The application seeks a Certificate of Lawful Development for a proposed loft conversion with dormers to side.

The proposed side dormer extensions would project 2.89m from the ridgeline of the original roof and would leave 0.26m from the eaves of the roof to the edge of the enlargement. The total height of the dormer at its tallest would be 2.29m and would have a total width of 3.69m.

The South-West facing elevation of the proposal would feature one window, and two windows on the North / North-East facing elevation, all three of these windows on the side elevations would be obscurely glazed. The proposal outlines that each the front and rear facing slopes of the hipped roof would contain one rooflight.

The application has seen minor amendments following discrepancies between the submitted plans. The original submitted plans for Existing Elevations did not align with the Proposed Elevations; this was rectified for the avoidance of doubt and to ensure the proposal could confidently be assessed. Following these revisions, the incorrect roof pitches have been corrected on the Proposed Elevations which has reduced the ridge length down and subsequently the dormer widths. Further clarification that the side windows would be obscurely glazed has been annotated on the submitted plans, two rooflights have also been incorporated into the proposed scheme.

The agent for the application has submitted the following for volume calculations:

The volume of the dormers is as follows:

$$3.7 \times 2.3 \times 2.9 = \mathbf{24.67^3} / 2 = 12.33\text{m}^3 \text{ (per dormer)}$$

The measurements taken by the Planning Officer were:

$$3.69 \times 2.29 \times 2.89 = \mathbf{24.42^3} / 2 = 12.21\text{m}^3 \text{ (per dormer)}$$

Consultations

None required.

Representations

Not applicable.

Planning History

APP. NO: 95/00045/APP
PROPOSAL: RESERVED MATTERS APPLICATION IN RESPECT OF 172
NO. DETACHED DWELLINGS
DECISION: GRANTED
DECISION DATE: 30 March 1995

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015.

Extensions/alterations under Schedule 2 Part 1 Class B 'Additions to the roof of a dwellinghouse'

Class B states that an addition or alteration to the roof is permitted development provided that the development does not:

- b) exceed the height of the highest part of the dwellinghouse
- c) extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- d) the cubic content of the resulting roof exceeds the cubic content of the original roof by more than 50 cubic meters in the case of a detached or semi-detached dwellinghouse
- e) include a veranda, balcony, raised platform or a flue
- f) lie in a conservation area

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

- (a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- (b) The enlargement shall 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 or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves,

- (ii) measured along the roof slope from the outside edge of the eaves; and
 - (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.
- (c) Any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be-
 - (i) Obscure-glazed, and
 - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor or the room in which the window is installed.

2. No dormer extensions are proposed, but they are located to the side facing slopes of the existing hipped roof of the dwelling, these do not exceed the height of the highest part of the roof, the developments total cubic content does not exceed 40 cubic metres, they do not include a balcony or flue, and the site is not situated within a Conservation Area.

The application proposes 3. No of windows on side elevations in total, these windows shall be obscurely glazed and any opening parts of the window will be situated more than 1.7m above the floor of the room in which the windows are installed.

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.

The application proposes the introduction of two rooflights, one to the front and one to the rear slopes of the existing hipped roof. The rooflights are shown on these elevations but no details on the side elevations or annotations to indicate this. The agent has confirmed and agreed in written correspondence that these rooflights installed will not protrude any further than 0.15m beyond the slope of the original roof; the velux system will project no more than 50mm.

The proposed development would not see the installation of rooflights on any roof slope forming a side elevation. The materials used for all exterior work shall be of a similar appearance to those used in construction of the exterior of the existing dwellinghouse.

Overall, the proposed development would comply with the criteria of the relevant legislation outlined above.

Conclusion

It is concluded that the proposal complies with Class B and C 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 B and C 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
05/06/2024	-	REV A	LOCATION PLAN. EXISTING PLANS AND ELEVATIONS. BLOCK PLAN.
05/06/2024	-	REV B	PROPOSED FLOOR AND ROOF PLAN.
05/06/2024	-	REV B	PROPOSED ELEVATIONS.
05/06/2024	-	-	EMAIL CORRESPONDENCE

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **10 June 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