

<u>APPLICATION NO:</u>	25/00668/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	65 Hollies Road, Halewood, Knowsley, L26 0TE		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR A PROPOSED REAR DORMER LOFT CONVERSION AND EXTENSION. INSTALLATION OF 2NO. ROOFLIGHTS TO FRONT ROOF-PLANE.		

Site Description

The application site comprises a two-storey 3-bed semi-detached dwelling located on Hollies Road, Halewood. The dwelling is characterised by brick to all elevations, a gable tiled roof and grey UPVC windows.

The property currently benefits from a single storey porch to the front, a detached garage to the rear and also has off-street parking available to the side.

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 roof-plane and install 2 rooflights to the front roof-plane.

The dormer extension would have a length of 6.8m, a depth of 3.8m and a height of 2.4m. The dormer would be set down from the ridge of the existing roof by 0.3m and would be set back from the existing eaves of the dwelling by 0.4m (along the diagonal line). The extension would have a total volume of 27.4m³.

2 rooflights are to be installed to the front roof-plane of the dwellinghouse. Each rooflight would be 1m in length, 0.8m in width and would project above the existing roof-plane by 0.1m.

Consultations

None required.

Representations

None required.

Planning History

No relevant planning history.

Relevant Policy

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

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

Schedule 2, Part 1, Class C – Any other alteration to the roof of a dwellinghouse.

Assessment

Rear dormer extension

The proposed rear dormer extension 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 27.4m³ and would not exceed the threshold of 50m³ for a semi-detached dwelling – therefore acceptable.

(e) It would consist of or include –

(i) The construction or provision of a verandah, balcony or raised platform

No – therefore acceptable.

(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. L26 OTE/65/01 indicates that the dormer extension would be finished in UPVC exterior wall cladding boards to match the colour of 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 ridge 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 0.4m 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

Not applicable.

- (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.

Not applicable.

Rooflights

The proposed 2 rooflights require an assessment against Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class C (other alterations to the roof of a dwellinghouse)

Permitted development.

C – Any other alteration to the roof of a dwellinghouse.

Development not permitted.

C.1 Development is not permitted by Class C 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) The alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

No – the rooflights would protrude 0.1m beyond the plane of the slope of the original roof – therefore acceptable.

- (c) It would result in the highest part of the alteration being higher than the highest part of the original roof.

No – therefore acceptable.

- (d) It would consist of or include –

- (i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe.

No – therefore acceptable.

- (ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

No – therefore acceptable.

- (e) The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses).

No – therefore acceptable.

Conclusion

Development can be considered to be permitted development regarding the rear dormer extension 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).

Development can be considered to be permitted development regarding the 2 rooflights within the front roof-plane 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 complies with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2) The 2 rooflights to be installed within the front roof-plane comply with the requirements of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12.12.2025	L26 0TE/65/01	-	ELEVATIONS, SECTIONS & LOCATION PLAN
12.12.2025	L26 0TE/65/02	-	FLOOR PLANS

Signed Case Officer¹: **Louise Robinson**

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **19/01/2026**

Informatives

N/A

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

Site Photographs

