

<u>APPLICATION NO:</u>	22/00201/CLD	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	134 Saxon Way, Tower Hill, Kirkby, Knowsley, L33 4DQ		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR A PROPOSED CONVERSION OF A LOFT INCLUDING THE ERECTION OF SIDE DORMER EXTENSION.		

Site Description

The host property is located on a relatively modern new build housing estate situated at the end of a cul de sac. The host property is a detached residential property which has previously been extended in the form of a single storey rear extension. The property is brick facing with gable roof and white UPVC windows. It benefits from a large drive and front garden.

Proposal

The application is for a Certificate of Lawfulness for a proposed loft conversion incorporating a side facing dormer to the property at 134 Saxon Way, Kirkby.

The dormer would measure 8m in length, 2.4m in width and 2.4m in height. It would sit below the existing roof ridge by .3m and would provide a distance of .7m from the edge of the dormer to the edge of gable roof.

The side elevation would include two windows which are class 3 obscured glazed. The windows are openable but would be at least 1.7m in height from the floor in which they relate to.

Consultations

None Required

Representations

Not applicable.

Planning History

Not applicable.

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 B (additions etc to the roof) of the GDPO

forms the basis for the assessment of this CLD application.

Assessment

The loft conversion and erection of the side dormer would not exceed the height of the highest part of the existing roof. The proposed dormer would consist of an additional 23.04m³ cubic content to the existing roof. As such it would not exceed the original roof space by more than 50m³. In addition, the proposed development would not extend beyond the plane of the roof slope that forms the principle elevation that fronts a highway.

The exterior materials to be used in construction will consist of similar materials which will match the existing dwelling and so would be appropriate to the dwelling's design and character within the residential area.

The two windows proposed are located in the side elevation. Both of which are obscured glazed to level 3 standard. Whilst the windows are openable these window panes would be more than 1.7m above the floor of the room in which they are installed.

Conclusion

It is concluded that the proposal complies with Class B 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 B 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
03.04.2022	LOCPLAN		LOCATION PLAN
13.10.2022	01.08	REV B	PROPOSED ELEVATIONS
26.09.2022	01.09	REV A	SITE PLAN

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Mark Quinn**

Date: **14/10/2022**

