

<u>APPLICATION NO:</u>	24/00661/PDE	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	110 Sugar Lane, Knowsley, L34 0ES		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY EXTENSION TO REAR MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 6 METRES MAXIMUM HEIGHT: 3.65 METRES HEIGHT OF EAVES: 2.68 METRES		

Knowsley Local Plan Policies Map Allocation

Primarily Residential Area

Site Description

The host dwelling is located at 110 Sugar Lane, Knowsley Village. The site is allocated as a Primarily Residential Area on the Local Plan Policies Map. The application property comprises a two-storey semi-detached dwelling.

The property is flanked by residential dwellings either side. No. 112 Sugar Lane is the adjoining semi-detached dwelling. That property has a conservatory to the rear which is sited along the common boundary with the application site.

There is a grassed verge fronting the application site. Syders Grove woodland is located opposite and Ross Close Playing fields share a common boundary to the rear.

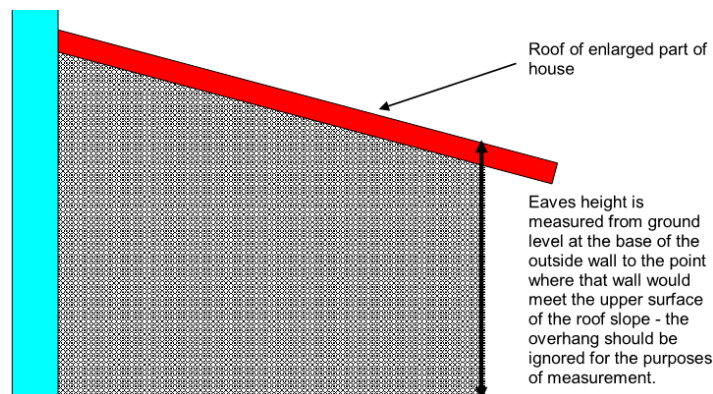
Proposal

The application relates to a prior notification of larger home extension: Single Storey extension projecting 6 m to rear of the dwellinghouse.

The Maximum depth from the original rear wall – 6 metres

Maximum Height - 3.65 metres

Height of Eaves - The application form indicates this measurement to be 2.4 m; however, it measures 2.68 metres when measured in accordance with the example shown in the *Permitted development rights for householders: technical guidance (September 2019)* which requires that “eaves height is measured from ground level at the base of the outside wall to the point where the wall would meet the upper surface of the roof slope – overhang should be ignored for the purpose of measurement.” The applicant’s agent has agreed in writing agreement with the measurement of 2.68 m.



Consultations

Knowsley Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 2 neighbours. No representations have been received.

The consultation period expired on 5 January 2025.

Planning History

None.

ASSESSMENT

There are no planning records that indicate that Permitted Development rights do not remain intact for this property. The host property is neither a listed building nor within a Conservation Area.

As no objections have been received the only consideration is whether the proposed development falls within the criteria for Permitted Development, as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Where an application is made for a determination as to whether Prior Approval is required for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) then development is permitted subject to compliance with the conditions, limitations or restrictions that are applicable to such permitted development.

A.1 Development is not permitted by Class A 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);

ASSESSMENT - Not Applicable.

- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

ASSESSMENT – Would not exceed.

- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

ASSESSMENT – The proposed extension would be single storey and would not project above the highest part of the roof of the existing dwelling.

- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

ASSESSMENT - The height of eaves of the enlargement would be 2.68 m and the height of eaves of existing dwellinghouse is 5.18m. The proposal would not exceed the height of the eaves of the existing dwellinghouse.

- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

ASSESSMENT - The proposal would not extend beyond the principal elevation or front a highway.

- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse,

ASSESSMENT – The extension would extend by more than 3 m from the rear of a semi-detached dwelling; therefore paragraph (g) as below must be referred to in this instance.

- (ii) exceed 4 metres in height;

ASSESSMENT - The extension would not exceed 4 m in height. Refer to Paragraph (g) below.

- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of

any other dwellinghouse, or

ASSESSMENT – The application site is not on Article 2(3) land or SSSI. The proposed extension would project 6 m beyond the rear elevation of a semi-detached property. It would not therefore exceed 6 m beyond the rear wall of the original dwellinghouse.

(ii) exceed 4 metres in height;

ASSESSMENT – The proposed extension would have an overall height of 3.65m and would not exceed 4 m in height.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

ASSESSMENT - Not relevant in this instance, the proposal is for a single storey extension and the Prior Approval for a larger home extension process relates only to single-storey extensions.

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

ASSESSMENT – Not relevant in this instance as single storey proposed.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

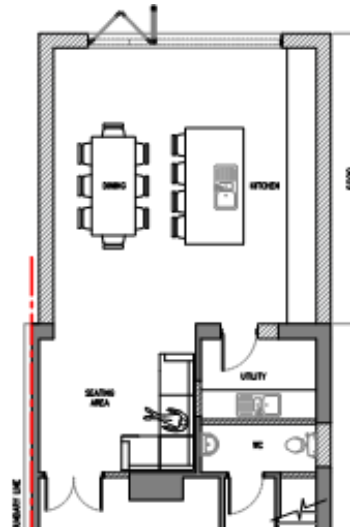
ASSESSMENT – The extension would be within 2 m of the boundary but would not exceed 3 m in height and therefore complies with this criteria.

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse;

ASSESSMENT – The extension would be to the rear of the dwellinghouse and para. (j) is therefore not applicable in this instance.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

ASSESSMENT – There is an existing addition to the dwelling in the form a lean-to roof structure along the gable elevation of the host dwelling which extends over a side access. The lean-to is set marginally off the rear boundary and as such the proposed rear extension would not join any existing enlargement. The proposal complies with this criterion.



- (k) 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 microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse; or

ASSESSMENT – Not applicable.

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

ASSESSMENT - Not applicable.

A.2. In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

ASSESSMENT - The host property is not located on article 2(3) land and this criterion is therefore not applicable.

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

ASSESSMENT – The applicant’s agent has confirmed by email that materials proposed in the extension would comprise facing brickwork, concrete roof tiles and UPVC windows to match the existing dwelling and thus would be satisfy this condition.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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 of the room in which the window is installed and

ASSESSMENT - Not applicable.

- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

ASSESSMENT - Not applicable.

Paragraph A.4

The application as submitted complies with the provisions of Paragraph A.4, which sets out the procedure for prior approval applications where development permitted by Class A exceeds the limits in Paragraph A.1(f) but is allowed by Paragraph A.1(g).

Conclusion

No objections were received regarding the proposal during the statutory consultation period and the development satisfies the criteria for Permitted Development in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), therefore the prior approval of the Local Planning Authority is not required.

Recommendation

- 1) The proposal complies with the requirements of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Prior Approval is not required.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/01/2025			EMAIL FROM AGENT RE: MATCHING MATERIALS
	A100	-	EXISTING AND PROPOSED SITE AND LOCATION PLANS
09/12/2024	A101	-	EXISTING PLANS
09/12/2024	A102	-	PROPOSED PLANS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 16 January 2025

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