

Regeneration and Economic Development Department

APPLICATION NO: 21/00500/FUL
Garvey

APPLICANT: Mr Neil Walsh And Mr Luke

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: CONVERSION OF 4 NO. DWELLINGS TO FORM 2 NO. SEMI DETACHED
DWELLINGS TOGETHER WITH LANDSCAPING AND OTHER
ASSOCIATED WORKS

LOCATION OF SITE: 372 - 378 Cronton Road, Cronton, Knowsley, WA8 5QD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H8 - Extensions and Alterations to Residential Properties

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

HISTORY

15/00534/FUL - DEMOLITION OF EXISTING BARNs AND SILOS AND ERECTION OF 4NO. THREE
BED DWELLINGS TOGETHER WITH ASSOCIATED ACCESS AND PARKING – Granted 12/07/2016

TECHNICAL CONSULTATIONS:

Cronton Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 14 neighbours. It has also been advertised by
Site Notice

As a result, one comment has been received. The resident does not raise any objections to the
proposed conversion of the properties, but they wished to object to the use of the land to the rear, plus
a container to the rear of the properties. Neither of these issues are being considered under this current
application.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by
assessing the proposal against all material considerations, including planning policies and any
representations that may have been received and subsequently determining to grant planning
permission in accordance with the presumption in favour of sustainable development, as set out within
the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application relates to four residential properties 372-378 Cronton Road, which are attached to form a short terrace row. The site is located within designated green belt.

The application seeks to convert the four terrace properties into a pair of larger semi-detached dwellings, each containing four bedrooms.

POLICY CONSIDERATION

The site is classified as Green Belt within the Local Plan Policies Map. Policy G7 within Knowsley's UDP permits extensions and alterations to residential dwellings within the Green Belt providing they respect the appearance of the existing dwelling, its setting and preserve the openness of the green belt. The alterations to convert the dwellings mainly consist of internal works, with limited alterations to the exterior of the dwelling.

Therefore, the proposed works would not significantly alter the appearance of the dwellings or would not affect the openness of the Green Belt. As such it would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance.

ASSESSMENT

The conversions of the four dwellings into two larger semi-detached properties would involve mostly internal alterations, with limited external alterations. The alterations to the exterior would involve the replacement of one door with a window within both the front and rear elevation. The remaining elevations details will remain as existing. The alterations would also include removing the fence between the rear garden of 372 and 374, plus the fence between 376 and 378 to create enlarged gardens for the two dwellings.

As the built form will remain the same, there would be no greater impact on the openness of the Green Belt. While the external alterations would have no significant effect on the appearance of the properties. The proposed works is therefore considered acceptable in design. Under the original permission for the dwellings (15/00534/FUL) a number of permitted development rights were removed from the properties, to protect residential amenity, visual interest and character of the area. To ensure the same level of protection it would be considered appropriate, to again remove the PD rights from the amended dwellings, should permission be granted for the conversion works.

The alteration of two doorways to form windows would not raise any privacy concerns and would have no effect on the residential amenity of the surrounding properties. Neither would the use of the buildings as two dwellings, rather than the existing four.

The communal parking to the front for the dwellings, which provides 8 spaces, would be unaltered. Sufficient parking will therefore be retained for the two enlarged dwellings and the works would not present any highway safety concerns.

CONCLUSION

The proposed alterations are of acceptable design. There would be no detrimental impact on the surrounding Green Belt or the amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies G7 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2016 (or any Order revoking and re-enacting that Order with or without modification):

- (i) no external alterations shall be carried out to the dwelling(s)
- (ii) no extensions shall be carried out to the dwelling(s)
- (iii) no vehicle standing space shall be provided within the curtilage of the dwelling(s)
- (iv) no buildings, gates, wall fences or other structures shall be erected within the curtilage of the dwelling(s) or on the agricultural land
- (v) no means of access shall be constructed to the curtilage of the dwelling(s) or agricultural land
- (vi) no windows or dormer windows shall be added to the dwelling(s)

other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason. To protect the residential and visual amenities of the area, safeguard the character of this residential development, privacy, and/or public safety.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/08/2021	301	-	PROPOSED FLOOR PLAN
02/09/2021	201	Rev.B	EXISTING / PROPOSED ELEVATIONS
08/09/2021	500	Rev.D	EXISTING AND PROPOSED SITE PLAN
02/09/2021	202	-	EXISTING AND PROPOSED ELEVATIONS

Informatives

1. Please see the below information from the Fire Authority

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The plans relating to the above application have been examined and below are the Fire Authority's observations:

- Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations
- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Housing

- Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.
- The premises should comply with Section 55 of the County of Merseyside Act 1980

Louise Everard

8 October 2021

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