

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00698/FUL

APPLICANT: Mr & Mrs Lloyd

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 6 Chapel Lane, Cronton, WA8 4NU

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

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

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

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

Previous applications have been approved at the property for construction of vehicular access. (74/14555/HIST – approved 12/12/1992) and for the erection of a single storey/part two storey rear extension (05/00781/FUL – approved 09/09/2005).

TECHNICAL CONSULTATIONS:

Cronton Parish Council – The Parish Council has no observations to make on this application other than ensuring that no encroachment onto the greenbelt.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

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PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for the erection of a single storey rear extension.

PRINCIPLE OF DEVELOPMENT

The development is located within the Green Belt. NPPF para 146 states that new buildings are inappropriate in the Green Belt subject to exceptions. One of these is Part C which allows extensions which do not result in disproportionate additions over the original building.

“c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”;

Para 9.2 of the Householder Development states that extensions which cumulatively exceed 50% of the volume of the original dwelling are likely to be unacceptable in principle. The dwelling has been previously extended with a part single/part two storey rear extension (05/00781/FUL – approved 09/09/2005). The cumulative total of volume increase with the current application would be 49.7%. This is slightly below the 50% limit and therefore the development is acceptable in principle. The spread and visual impact of the development would also not create a disproportionate addition or cause harm to the openness of the Green Belt.

Overall, the development is consistent with Core Strategy Policy CS5, UDP Policy G6, NPPF para 146 and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the rear extension would be of a different design to the main dwelling and would not be pitched like the main dwelling, it would be an attractive, modern and distinctive addition. It would also not be visible from the street scene. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 4, the single storey rear extension would project around 3 metres beyond the existing house near the boundary with 4 and would be around 2.55 metres beyond number 4 (which is slightly longer currently). This is compliant with the Householder SPD which states that single storey extensions of up to 4 metres are acceptable in principle.

In relation to 8, the extension would project around 3.3 metres beyond the existing house. The dwelling of 8 is set back from the boundary with number 6 and therefore there would be no impact. The extension is compliant with the Householder SPD which states that single storey extensions of up to 4 metres are acceptable in principle.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

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The proposal is acceptable in principle and in design terms and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

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

- 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/09/2021	21-649-001	-	Location Plan
27/08/2021	21-649-3D01	-	Proposed 3D images
08/09/2021	21-649-002	-	Existing and Proposed Site Plan
08/09/2021	21-649-003	-	Existing Floor Plans
08/09/2021	21-649-004	-	Existing Elevations
08/09/2021	21-649-005A	-	Proposed Floor Plans
08/09/2021	21-649-006	-	Proposed Elevations

Informatives

N/A

Andrew Hunt

6 October 2021

Alan Kilroe

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8 October 2021

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