

***Proposed Side and Rear Extension at
Vine Cottage 29 Netherley Road
Tarbock Green WA8 4XQ***



**Planning Statement
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Planning Statement

Vine Cottage, 29 Netherley Road, Tarbock Green WA8 4XQ

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1 Introduction

This report has been prepared in support of the planning application for the proposed double storey side extension and single storey rear extension to Vine Cottage, 29 Netherley Road, Tarbock Green WA8 4XQ. The report is to be read in conjunction with:

- All associated drawings including existing and proposed plans, elevations and site plan
- Knowsley Local Plan – Policy CS5 Green Belt
- Knowsley Replacement Unitary Development Plan – G7
- National Planning Policy Framework (NPPF)
- Planning Policy Guidance 2: Green Belts (PPG2)

The proposed works included a side and rear extension in order to provide a larger kitchen / family room with bi-fold doors into the garden area and an additional Bedroom to the first floor to accommodate the applicant's growing family.

2 Green Belt Planning Policy and National Planning Policy statement

As stated in the National Planning Policy Framework paragraph 134, the Green Belt policy seeks to prevent urban sprawl, serving 5 purposes:

- a) To check the unrestricted sprawl of large built-up areas
- b) To prevent neighbouring towns merging into one another
- c) To assist in safeguarding the countryside from encroachment
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed development is not in breach of these Green Belt purposes. This supporting document seeks to explain further these reasons, namely that the development does not encourage urban sprawl, nor does it have a significant impact on separation between Tarbock Green and Hough Green, due to the works being contained well within the curtilage of an existing dwelling.

The Knowsley Local Plan states that approximately half of Knowsley's land area is designated as Green Belt. As per paragraph 5.38 Policy CS5 'New Development in the Green Belt'; "Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations". However, this does not imply that all development in Green Belt is inappropriate. Para 3.6 of the PPG2 states that the policy allows extensions and alterations to existing Green Belt dwellings providing "**that is does not result in disproportionate additions over and above the size of the original building, the extension or alterations of dwellings is not inappropriate in Green Belts**". PPG2 supports appropriate development where the design, scale, materials used and the impact that the building has on the openness of the Green Belt is considered in the overall design proposal, which has been the case in the progression of this application.

In order to be approved, the application also must comply with Knowsley's Green Belt Policies, part of the UDP. As the application refers to a rear extension of an existing dwelling in the Green Belt, the application must be considered under Policy G7 'Alteration, extension or replacement of existing dwellings in the green belt'. The policy states that extensions to existing dwellings will only be allowed where:

- The form and materials would respect the appearance of the existing dwelling and its setting, and preserve the openness of the Green Belt
- The development would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the surrounding area
- The proposal would not result in a disproportionate addition over and above the size of the original dwelling.

The policy then goes on to state that dwellings can be appropriate in the Green Belt provided they do not change the fundamental character and scale of the original dwelling. As per para 9.36 of Policy G7, the **general** guideline is enlargements of over 50% will not be allowed.

The size of the "original dwelling" is defined as "That which existed on 1 July 1948 or the dwelling as originally built if this was later".

3 Volume Calculations

The current building was built in 1997 replacing the original house on the original footprint under application 96/00445/APP which was approved on 25/10/1996.

The current volume of the house is

Ground floor: 290m³

First Floor: 256m³

Roof: 150m³

Total: 696m³

50% of the volume would be 348m³

Under application 21/00295/FUL granted on 19/07/2021 the proposed single storey rear extension had a volume of 95m³, resulting in 14% increase in volume. This extension has not been built and is now included in the current proposal and the current proposal volume calculations.

The volume of the current proposed extension is

Total: 506m³

Resulting in 73% increase in volume of the existing building.

The applicant wishes to demolish one of the outbuildings that the house overlooks. This building consists of former piggery and storage areas. The volume of this building is 172 m³ and therefore could be used within the volume calculations. This volume added to the 50% increase in volume allowance of 348m³ would equal 520m³ Therefore the volume for the demolished building could be used for the new extension.

4 Openness of the Green Belt

The property grounds are extensive and more than accommodate a house of the proposed size without affecting the openness of the Green Belt. The term Openness of the Green Belt is hard to define as it can hold different meanings for different participants. Users of the green space could classify it as open, uninterrupted space whereas Planning Policy defines it as protection of currently undeveloped space. The site is level, easily accessed and not serving a substantial function in terms of the 5 purposes of the Green Belt, as stated in para 134 of the NPPF. The development does not constitute 'sprawl' as it is contained by its neighbours.

Inappropriate development is considered to 'significantly' impact the openness of the Green Belt. It would be hard to conclude that this proposal would significantly impact on the openness of the Green Belt as inappropriate development, for the following reasons.

- The property on the green belt land concerned is a domestic dwelling, the use of which will not be changing as a result of this application. Both during construction work and upon completion, the proposed works will bear no impact on surrounding greenery, planting or neighbouring properties. The proposed development will not encroach on any land further to that currently occupied by the existing curtilage.
- The site is within a residential area. This green belt area is not considered to be a significant area of beauty that attracts visitors or has a special character in its own right. In addition, it is not recreational space used by the area's inhabitants. Given its simple definition as open field space, the proposed development will not negatively impact on its current use, openness or appearance. The roof line of the extension is lower than that of the existing, and all of the extension is concealed by the existing house, when looking from the highway. The proposed development does not alter the view of any neighbouring properties, given the expanse of the property site and considerable distance between the property and its neighbours. The site is also defined by mature trees and hedging. It is not an isolated site in the countryside and abuts a large residential area known as Hough Green in the neighbouring authority of Halton.



5 Conclusion

The proposed 2 storey extension extends to the side of the property by 5m and to the rear by 5m and drops to a 3m rear single storey extension the rear of the existing dwelling It is proposed to build the extension with matching materials to that of the existing dwelling.

It is acknowledged that the extension will result in a cumulative increase in volume above that which is stated in the Local guidelines. Nevertheless, volume calculations are not the only way to assess the acceptability of a proposed extension in the Green Belt. In accordance with the Councils SPD, consideration should also be given to the form, design and appearance of the proposed extension and its relationship to the existing dwelling house.

The arguments stated in this report provide evidence that this extension is appropriate development within the Green Belt. As such the development will not result in any negative impacts which would significantly and demonstrably outweigh the benefits of this proposal and the application proposal should be considered on this basis.