

Regeneration and Economic Development Department

APPLICATION NO: 20/00630/FUL

APPLICANT: Callum Mckay

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: CONVERSION OF LOFT INCLUDING THE ERECTION OF A REAR DORMER EXTENSION AND INSTALLATION OF 1 NO. JULIET BALCONY

LOCATION OF SITE: Meadows , Pex Hill, Cronton, WA8 5QN

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

Approved local authority road scheme - Cronton Road

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Cronton Parish Council - No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. No representations have been received.

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:

SITE AND SURROUNDINGS

The application relates to the Meadows property which is a detached bungalow located in Pex Hill, Cronton. The property has not undergone any form of extension or enlargement since it was originally built in the 1970s. There is a small detached building to the south of the main dwelling which formerly existed as a double garage, however, planning permission was granted in 2010 to convert the building into an annexe to provide residential accommodation ancillary to the main dwelling (ref. 10/00548/COU).

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The property is located within a relatively remote area of Cronton alongside several other residential dwellings. The site is bounded by open fields to the east and is also located within a wider area designated as Green Belt.

PROPOSAL

The application is for the conversion of the loft including the erection of a rear dormer extension and installation of a Juliet balcony. The proposal would provide a new master bedroom and storage space. The proposed dormer would extend from the south facing roof slope of the property and would measure 4.5m in width, 3.0m in depth and 2.1m in height. The Juliet balcony would be installed on the east facing roof slope.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The proposal has been assessed against policies CS2, CS5 and CS19 of the Local Plan Core Strategy (2016) and saved policies G7, H5 and H8 of the Replacement Unitary Development Plan (2006), together with the Householder Development SPD (2016). These policies and guidance require that new development does not constitute inappropriate development in the Green Belt and instead; demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

Saved Policy G7 of the UDP relates to alterations and extensions to existing dwellings within the Green Belt. The policy stipulates that extensions and alterations within the Green Belt will generally be permitted providing they meet certain criteria. The form and materials of the development should respect the appearance of the existing dwelling and preserve the openness of the Green Belt. In relation to the size of extensions in the Green Belt, the explanation goes on to state that enlargements of over 50% will normally be classed as disproportionate. The size of the 'original dwelling' is defined as 'That which existed on 1 July 1948 or the dwelling as originally built if this is later'. Para 9.2 of the Householder Development SPD clarifies that this limit of 50% relates to volume.

There is a planning application relating to the removal of a condition imposed on a separate permission restricting the occupancy of the dwelling to an agricultural worker. The application was refused in 1986, however, documents associated with the application states that planning permission for the erection of Meadows was granted in 1970. It has been confirmed by the applicant that they have occupied the property since 2011 and prior to this, the applicant's relatives lived in the property since 1976. During this time it is understood that no extensions/enlargements have been made to the property and therefore the main property exists as originally built.

The proposed Juliet balcony would not result in any additional built form and would not contribute to the 50% Green Belt allowance. The proposed dormer extension would have a volume of 13.4%. As the property has not previously been enlarged, the proposed addition would be well under 50% of the size of the 'original dwelling' and would comply with Saved Policy G7. Therefore, the proposal is not considered to compromise the openness of the Green Belt and would be acceptable.

VISUAL IMPACT

In addition to volume, the visual impact of the extension needs to be assessed. As previously discussed, the proposed Juliet balcony would not result in any additional built form and given its position on the east side of the property, it would not be visible from public areas. As a result, the visual impact of the balcony would not be significant.

The proposed dormer extension could be visible when approaching the property from the south along Pex Hill (off of Cronton Lane). However, given the set back of the property from the road and the scale

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of the dormer, it would not be prominent. Overall, the proposal would not result in a disproportionate addition to the original property and would not cause harmful visual impact.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed Juliet balcony would face towards the east of the site towards open fields and would not affect the amenity of surrounding residential properties. The nearest neighbouring properties are located to the west of the site and over 20m away from the main dwelling. Given the position and proximity of the proposed dormer extension to surrounding properties, it would not significantly affect the privacy of residents.

HIGHWAYS

There is sufficient space within the curtilage of the property to park vehicles in order to comply with the Council's parking standards.

CONCLUSION

The proposed development would not exceed more than 50% of the size of the original property and therefore, the scheme would comply with Policy G7 of the Knowsley Replacement UDP, and NPPF para 145 c) and is not considered to be detrimental to the openness of the Green Belt.

The proposed development is also considered to be acceptable in terms of design, access, crime prevention, visual impact, residential amenity and highways and would comply with the Knowsley Local Plan Core Strategy, the Unitary Development Plan and NPPF para 145 c). As a result, the application is recommended for approval.

RECOMMENDATION:

That planning permission will 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 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.

SCHEDULE 1

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Received			
14/01/2021	20-5155-01	-	LOCATION PLAN
14/01/2021	20-5155-02	-	BLOCK PLAN
02/03/2021	20-5152	P2	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Chloe Roberts

23 August 2021

Signed by

Mark Quinn
25/08/2021

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