

<u>APPLICATION NO:</u>	22/00581/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Coopers Farm, Perimeter Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 3AN		
<u>PROPOSAL:</u>	APPLICATION TO VARY CONDITIONS NO.2 AND NO.3 ATTACHED TO PLANNING PERMISSION 21/00528/FUL (ERECTION OF SINGLE STOREY SIDE EXTENSION AND EXTENSION AND ALTERATIONS TO EXISTING OUTBUILDING TO FORM AN EXTENSION TO THE EXISTING DWELLING, AND EXTENSION AND CONVERSION OF OUTBUILDING TO FORM ANNEX/GRANNY FLAT) TO ALLOW FOR REVISIONS OF APPROVED MATERIALS AND FOR AMEDEMMENTS OF APPROVED PLANS COMPRISING AMENDMENT TO EXTENSION LEVEL, REVISION OF ELEVATION AND ROOFLIGHTS AND THE ADDITION OF A PORCH		

Site Description

The application property is located on the periphery of Knowsley Industrial Estate located in the Green Belt. It has influences of an urban area provided by the neighbouring industrial estate and residential dwellings. However, due to its location on the opposite side of Perimeter Road it sits in an isolated position with a rural backdrop. The property appears to be a traditional farmstead building. It is not listed but does contain features of historic interest in terms of brick work and stone detailing.

During the site visit, it was observed that the foundations together with breeze block walls have been erected since with the grant of planning associated with application reference 21/00528/FUL.

Proposal

The application seeks to vary conditions no. 2 and 3 associated with the full application previously granted (ref: 21/00528/FUL).

The application proposals seek to reduce the height of development due to ground floor level following the construction of the concrete slab together with alterations to the rooflights and external materials agreed under the previously granted application referred to above. In addition, a small amendment to the overall design of the application is proposed to provide small porch supported by columns located at its side elevation.

Consultations

None.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

Ref: 21/00528/FUL – Erection of single storey side extension and extension and alterations to existing outbuilding to form an extension to the existing dwelling, and extension and conversion of outbuilding to form annex/granny flat. Granted 22nd October 2021.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles

CS5 – Green Belt

CS19 - Design Quality and Accessibility in New Development

H8 - Extensions and Alterations to Residential Properties

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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The application property is a residential dwelling located in Green Belt. As such, amendments to the originally approved scheme is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2, CS5 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H8 and G7 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development 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.

Article 35 Statement

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.

Assessment

Porch

The application proposals seek to introduce a new feature to the overall design of the development with the inclusion of a porch. It would span 1.2m in depth forward the side elevation and accommodate a gable roof measuring 2.1m at the eaves and 3.3m at its highest point. It is of an open design and supported by low lying brick wall and two column support posts.

Policy CS5 relates to development in the Green Belt. It states that 'inappropriate development' will not be permitted except in very special circumstances in which it has been demonstrated that the harm to the Green Belt would be clearly outweighed by other considerations.

Paragraph 149 of the Framework (2021) is a material consideration. It states that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this include 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.

Saved Policy G7 of the Unitary Development Plan sets out the Local Planning Authority's approach to the alteration and extension of buildings located in the Green Belt. The supporting text states that as a general guideline enlargement of over 50% will not be allowed.

The proposed porch would increase the volume contribution to 46.13% above the original dwelling house and would therefore fall below the 50% threshold set by Policy G7. As such, the addition of the porch is sympathetic to the host property and would not affect the openness of the Green Belt. The proposed porch is considered acceptable in terms of design and is appropriate development in the Green Belt.

Materials

The existing property contains at least four different types of brick and stonework providing the fabric of the dwelling house. As such, it is difficult to completely match the aesthetic provided by the weathered stone and brick work across all elevations of the property. The proposed brick work 'Imperial Handmade 73 x 208' closely matches

the brick work of the application property which fronts Permitter Road/Molly's Lane. As such, the materials put forward for consideration would not appear incongruous from the public highway and is therefore considered acceptable in terms of design and appearance to the character of the host property.

Roof alterations

The overall roof height is to be reduced slightly to accommodate the revisions from a rooflight incorporated at the ridge to a more traditional gable roof incorporating 4no. Velux windows. Only one of the Velux windows would be visible from the public highway and would be partially obscured by the gable apex on the approved plans. As such, the proposed roof lights would not dominate the roof scene and would have a more traditional appearance in terms of the ridge than the existing permission allows. As such, the proposed alterations are considered acceptable in terms of design.

Height

The height has been altered due to incorrect floor level in the proposed extension in the approved plans. After exposing the slab of the main house it was much higher than anticipated in relation to the external ground level. The applicant has therefore proposed to reduce the extensions height by 350mm. This is considered a positive change as it slightly reduces the overall scale of the extension against the host dwelling and is considered acceptable in terms of design.

Residential Amenity

The proposed extension as revised is to a house which sits in a semi-rural location in an isolated position where the junction at Perimeter Road and Molly's Lane meet. The development as proposed would not be detrimental to residential amenity or raise privacy concerns to neighbouring occupiers.

Highways

The application proposals would not result in adverse effects to public highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) 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.

- 2) 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

Date Received	Ref. No	Version	Drawing/Document Title
24.09.2022	A-001		EXISTING SITE AND LOCATION PLANS
22.02.2023	A-005	REV B	PROPOSED FLOOR PLAN/ROOF PLAN
22.02.2023	A-006	REV B	PROPOSED ELEVATIONS – HOUSE SHEET 1
22.02.2023	A-007	REV B	PROPOSED ELEVATIONS – HOUSE SHEET 2

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **23 February 2023**

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.

Appendix 1 – Site Photographs

