

Planning Statement for a householder rear side extension.

Pinfold Cottage, Pinfold Lane, Knowsley, L34 9EJ.

On behalf of Matthew Garson.

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Document Management.

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1. Introduction

1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Matthew Garson in support of a small infill extension at Pinfold Cottage, Pinfold Lane, Knowsley, L36 9EJ.

1.2. This submission includes the following documents:

- Application Forms
- Planning Statement prepared by Pegasus Group
- Drawing Pack (existing and proposed) prepared by Nicholson Studio.
- Design and Access Statement prepared by Nicholson Studio
- Heritage Statement prepared by Graeme Ives Heritage Planning

Planning History –

1.3. The planning history for the site is as follows:

- 74/14322/HIST – Demolition of part of existing dwelling and erection of 2 storey extension to rear of dwelling to provide lounge and bedroom – Refused 24th September 1992.
- 74/14375/HIST – Demolition of part of existing dwelling and erection of 2 storey extension to provide lounge and bedroom – Refused 24th September 1992
- 74/14553/HIST – Demolition of existing porch and utility room and erection of two storey extension to rear of dwelling providing new staircase and lounge with bedroom with en suite bathroom above – Granted 21st January 1993
- 74/14568/HIST – Demolition of existing porch and utility room and erection of two storey extension to rear of dwelling providing new staircase and lounge with bedroom with en suite bathroom above – Granted 21st January 1993
- 94/00344/APP – Erection of wooden stables and construction of paddock – Granted 12th September 1994
- 95/00576/APP – Retention of lambing shed – Refused 13th December 1995
- 95/00715/APP – Amendments to and retention of lambing shed – Granted 5th March 1996
- 10/00592/FUL – Erection of 1.8m high vehicular access gates and 1.8m high pedestrian access gate – Granted 15th December 2010
- 10/00618/CON – Conservation Area consent for the removal of existing vehicular access gate and replacement with 1.8 high timber vehicular access (ref. 10/00592/FUL) – Granted 8th December 2010



- 13/00465/FUL – Installation of all-weather riding surface together with associated fencing – Granted 6th November 2013
- 21/00294/TCA – Remedial works to 1no. tree – Awaiting decision
- 21/00069/PREAPP – The pre-application related to a proposed single extension which would project the original rear elevation of the dwelling and adjoin the side of the two-storey extension, effectively infilling the current stepped rear elevation.

2. The Site and Surroundings

- 2.1. The property is a two-storey detached dwelling, with a detached garage/ outbuilding to the rear.
- 2.2. The property has previously been extended by way of a two-storey extension to the rear, which does not span the full width of the dwelling, giving the current dwelling an L-shaped form.
- 2.3. The proposed development site is located within land designated as Green Belt, and Knowsley Village Conservation Area where an Article 4 Direction is in place, limiting permitted development rights within the curtilage of a dwellinghouse, including the enlargement, improvement or other alterations of a dwellinghouse.
- 2.4. The property is not listed, or located within the setting of a listed building
- 2.5. The proposed development site is located within Flood Zone 1, as set out within Figure 1, where there is a low probability of flooding from rivers and the sea.

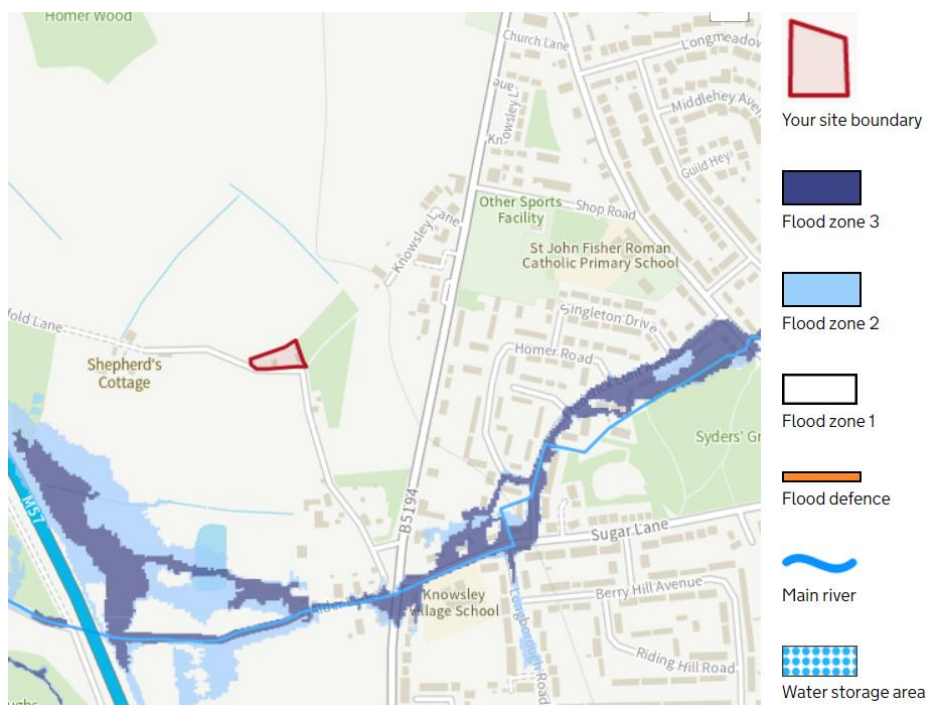


Figure 1 – Flood Zone Map

3. The Proposed Development

- 3.1. The proposed development seeks to erect a small single storey in-fill extension to the cottage to provide an improved and functional family kitchen and living space.
- 3.2. The modest infill extension would allow for a new dining space to be created within the kitchen area which would subsequently free up the front of the house for use as a living space as access to the house at present is through the back door directly into the kitchen space due to the original front door being sealed up and no longer in use.
- 3.3. The existing and proposed floor plans can be seen within Figures 2 and 3.

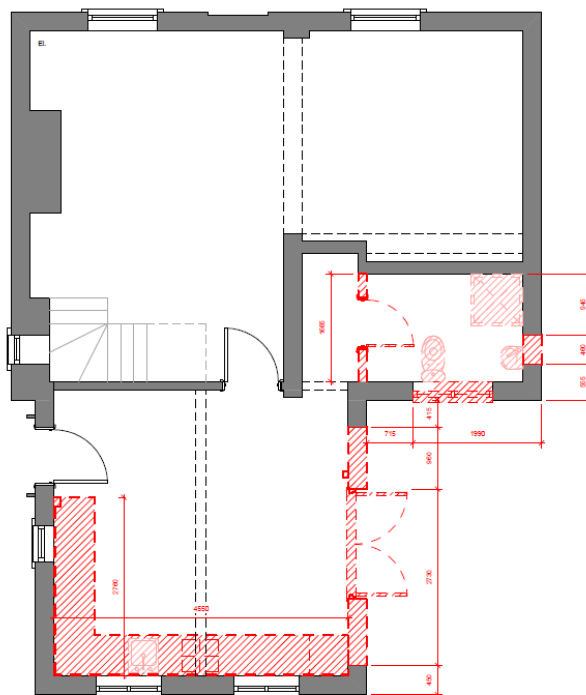


Figure 2 – Existing ground floor, floor plan.

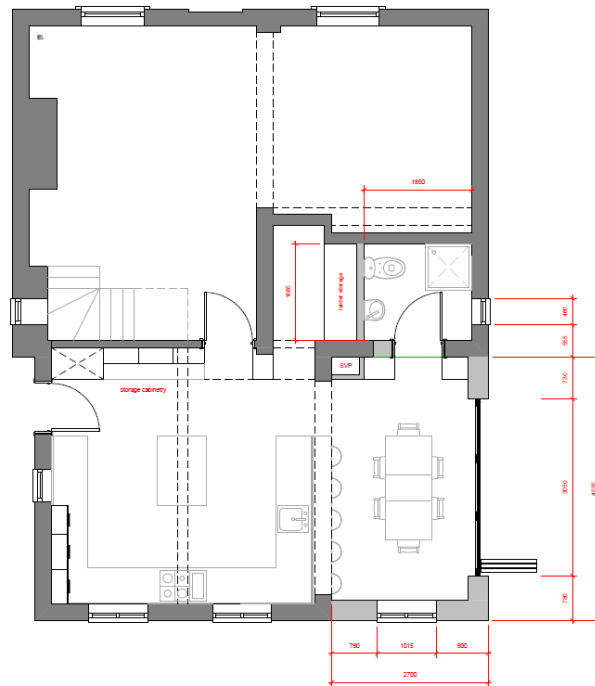
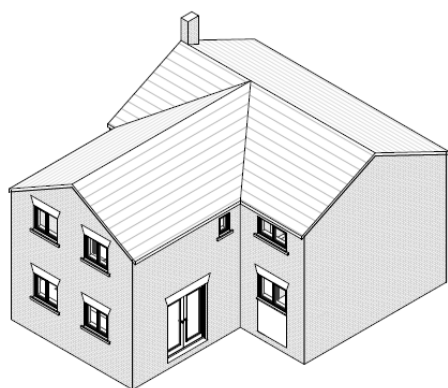
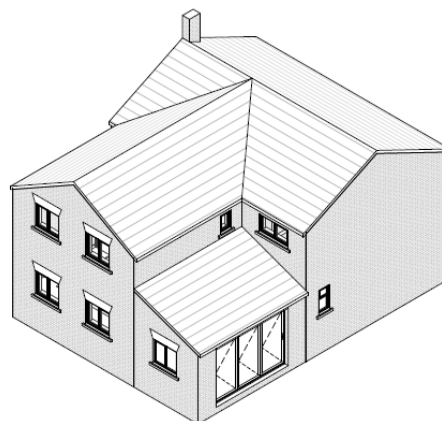


Figure 3 – Proposed ground floor, floor plan.

- 3.4. Externally, the proposed development includes a window to the rear elevation, bifold doors to the west elevation, and the insertion of a new window to the west elevation for the existing WC to the ground floor. The proposed materials will match those of the existing dwelling, and will include stone lintels above the windows,
- 3.5. The angle of the roof slope of the proposed infill extension has been designed to match the existing roof slope, as can be seen within Figure 4. The roof is also to be finished in slate to match the existing main house.
- 3.6. Figure 4 provides a 3D view of the existing dwelling and the proposed extension, highlighting the alterations proposed as part of the development.



Existing 3D View



Proposed 3D View

Figure 4 – Existing (left) and proposed (right) 3D views of the property

4. Planning Policy

4.1. The relevant planning policy to be considered consists of the National Planning Policy Framework (NPPF) 2023 and the Knowsley Local Plan Core Strategy (January 2016).

4.2. The relevant policies and guidance are highlighted below.

National Planning Policy Framework (NPPF) 2023 –

4.3. The National Planning Policy Framework provides guidance for national planning and development throughout England and is the basis on which all applications should be considered against.

4.4. Paragraph 8 – Achieving sustainable development means that the planning system has three overarching objectives (Economic, Social and Environmental), which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.

4.5. Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

Approving development proposals that accord with an up-to-date development plan without delay.

4.6. Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

4.7. Paragraph 131 – The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.8. Paragraph 135 – Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate as effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and supporting local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.9. Paragraph 200 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed included, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field of evaluation.
- 4.10. Paragraph 201 – Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.11. Paragraph 203 – In determining applications, Local Planning Authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conversation
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 4.12. Paragraph 205 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.13. Paragraph 212 – Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- 4.14. Paragraph 213 – Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under Paragraph 207 or less than substantial harm under Paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Knowsley Local Plan Core Strategy (January 2016) –

- 4.15. The Development Plan for Knowsley comprises of the Knowsley Local Plan Core Strategy, adopted in January 2016, and several Supplementary Planning Guidance Documents.
- 4.16. The relevant policies from the Knowsley Local Plan Core Strategy are listed below:
- Policy SD1 – Sustainable Development
 - Policy CS2 – Development Principles
 - Policy CS5 – Green Belt
 - Policy CS17 – Housing Sizes and Design Standards
 - Policy CS19 – Design Quality and Accessibility in New Development
 - Policy CS20 – Managing the Borough’s Historic Environment
- 4.17. The following policies are saved from the replacement Unitary Development Plan (Adopted in 2006):
- Policy DQ5 – Development in Conservation Areas
 - Policy G7 – Alterations, Extension or Replacement of Existing Dwellings in the Green Belt
 - Policy H8 – Extensions and Alterations to Residential Properties

5. Planning Assessment

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area unless material considerations indicate otherwise.
- 5.2. In this instance the adopted Development Plan is the Knowsley Local Plan Core Strategy, which was adopted in January 2016.
- 5.3. This section assesses the main considerations associated with the proposed development against national and local planning policy, and material considerations.
- 5.4. This submission follows on from the submission of a pre-application (ref. 21/00069/PREAPP) (Appendix 1).
- 5.5. For completeness, the following points will be assessed within this section:
- Principle of Development
 - Sustainable Development
 - Design and Heritage

Principle of Development –

- 5.6. The proposed development site is located within the Green Belt, where the fundamental aim is to prevent urban sprawl by keeping land permanently open, as the essential characteristics of Green Belts are their openness and permanence.
- 5.7. As set out within Paragraph 154 of the Planning Policy Framework, despite the requirement for LPAs to regard the construction of new buildings as inappropriate within the Green Belt, exceptions to this include extensions or alterations of a building providing it does not result in disproportionate additions over and above the size of the original building.
- 5.8. Saved UDP Policy G7 states proposals to extend or alter existing dwellings within the Green Belt will be permitted, subject to the proposal being of a form and materials that would respect the appearance of the existing dwelling and its setting, and preserve the openness of the Green Belt; and should they not result in harmful impacts on neighbouring residential amenity.
- 5.9. Therefore, the principle of development is acceptable.
- 5.10. Within the pre-application response the case officer raised concerns in relation to the proposed development failing to comply with saved policy G7 of the Knowsley Unitary Development Plan, which sets that proposals for extensions of an existing dwelling within the Green Belt will be permitted provided they do *“not (either by itself or in conjunction with earlier developments) result in disproportionate additions over and above the size of the original dwelling.”*
- 5.11. Paragraph 9.36 of the supporting text sets out *“as a general guideline enlargement (either through extension or replacement of the dwelling) 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.”

- 5.12. The case officer sets out within the pre-application response that *“a key issue is to determine what classifies as the original building.”* As the available planning history for the site shows, there was a 1974 consent relating to the demolition of an existing porch and utility room to facilitate the erection of a two-storey rear extension. As the volume of the demolished parts of the building are unknown, the “original” volume of the dwelling is also unknown. Accordingly, it is considered appropriate to consider the application against the purpose of saved Policy G7, rather than the prescriptive formulaic approach set out within the supporting text.
- 5.13. The purpose of saved Policy G7 is to provide guidance in relation to the design of alterations, extensions or replacement dwellings in the Green Belt, with the policy text not setting out any limitations in relation to the size of a proposed extension within the Green Belt, other than that it should not be disproportionate. The supporting text references a “general guideline” of 50% of the original dwelling. This is not a definitive limit that prevents larger extensions, so long as they are not disproportionate.
- 5.14. As can be seen within Figure 4, the proposed infill extension has been designed in response to the existing architectural language of the existing dwelling, which would ensure the new addition is sympathetic and subordinate to the existing dwelling.
- 5.15. The proposed infill extension will have a volume of 34.6m³ and therefore appear subordinate and proportionate to the existing dwelling. For this reason, it is considered the principle of development should be considered to be acceptable and in accordance with saved policy G7.

Sustainable Development –

- 5.16. Paragraph 8 of the National Planning Policy Framework sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent, and need to be pursued in mutually supportive ways. The objectives are economic, social, and environmental. As the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (Paragraph 11).
- 5.17. In line with the sustainable development principles outlined in the National Planning Policy Framework, the proposed development will bring economic, social and environmental benefits.
- 5.18. In line with sustainable development principles the proposed development would create a small boost in the local economy through the support of jobs on the in the construction industry, as well as the purchasing of materials and services, which in turn supports local businesses.
- 5.19. The proposed infill extension has been designed in a sustainable manner, which will support the continued use of the property and provide a functional family space into the future.

Design and Heritage –

- 5.20. As previously set out, the proposed development is located within Knowsley Village Conservation Area where an Article 4 Direction is in place which limits development within the curtilage of a dwellinghouse that would otherwise benefit from permitted development rights.
- 5.21. The proposed infill extension has been designed to match the character of the existing dwelling on the site, with the proposed materials to match the existing property, and the design echoing decorative features around the windows and doors.
- 5.22. The roof of the proposed infill extension will also be finished in slate to match the main dwelling, with the pitch being designed to match the roof pitch of the main house.
- 5.23. The proposed infill extension therefore accords with the relevant parts of saved policy G7, which sets out that form and materials of the development should respect the appearance of the existing dwelling, as well as according with Policy CS19 of the Knowsley Local Plan which sets out that new development within Knowsley will be expected to *“respond to and integrate positive characteristics of immediate surroundings, including local materials.”*
- 5.24. There will be no amenity impact on neighbouring properties as a result of the proposed infill extension due to the distance between Pinfold Cottage and the nearest dwelling. Due to the location of the proposed extension, it will not be visible from the nearest dwelling, which is located approximately 295ft away from the dwelling, as shown within Figure 5.

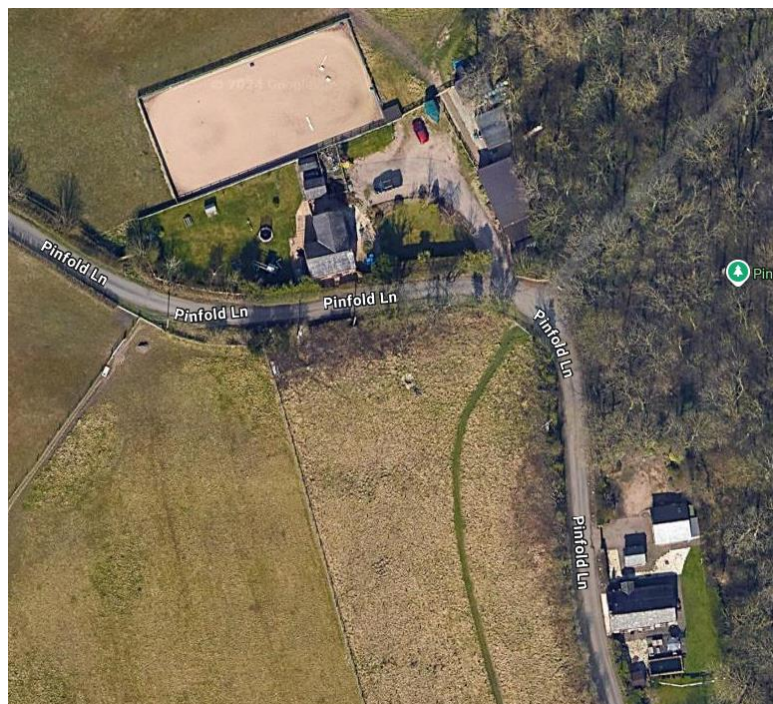


Figure 5 – Nearest neighbouring dwelling.

- 5.25. The Knowsley Council Householder Development Supplementary Planning Document does not provide any reasons why planning permission should not be granted for the proposed infill extension to the rear of Pinfold Cottage.

5.26. Within the pre-application response, the case officer sets out the following:

"The Councils Conservation Officer has advised that the materials and details would need to match the existing, in particular, attention would need to be given to matching the brick arches and angled stone cills of the original property."

5.27. The applicant has taken into consideration the pre-application response and the proposed extension has been designed to be constructed using matching materials to the existing dwelling, alongside echoing design features of the existing dwelling, such as stone lintels.

5.28. The proposed development can therefore be considered to accord with Policy CS20 of the Knowsley Local Plan which sets out the need to preserve or enhance the borough's historic and architectural assets within Conservation Areas. The proposed development also accords with saved Policy DQ5 for the same reason.

5.29. A Heritage Statement has been prepared by Graeme Ives Heritage Planning to support this application and sets out *"the proposed development would not harm the contribution of Pinfold Cottage to the character and appearance of the conservation area. with the age, vernacular tradition and status of the dwelling within Knowsley Village remaining legible."*

5.30. The Heritage Statement concludes that the proposed development would therefore preserve the character and appearance of the conservation area in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.31. Due to the orientation of Pinfold Cottage, the proposed infill extension would not be visible from Pinfold Lane and would only be visible from the west and rear elevations, which are only visible within the site. As Figure 6 shows, views of Pinfold Cottage are limited to the front elevation and east elevations only along Pinfold Lane due to the existing hedges which line the boundary of the site.





Figure 6 – Views of Pinfold Cottage from Pinfold Lane.

- 5.32. The proposed development will preserve the Knowsley Village Conservation Area.
- 5.33. The proposed development can therefore be seen to accord with Principle 4 of Local Plan Policy CS2, with the proposed development specifically according with points a-c due to the design of the proposed infill extension respecting the local character and protecting the historic environment of the Knowsley Village Conservation Area.

6. Summary

- 6.1. This Planning Statement has been prepared by Pegasus Group in support of an infill extension at Pinfold Cottage, Pinfold Lane, Knowsley, L34 9EJ. This application looks to erect a small infill extension to the rear of the existing dwelling to provide a functional family kitchen living space within the dwelling.
- 6.2. The site is located within the Green Belt where the National Planning Policy Framework (Paragraph 154) sets out extensions and alterations to a building, providing it does not result in a disproportionate addition over and above the size of the original building, forms an exception to inappropriate development within the Green Belt.
- 6.3. The infill extension has been designed to be in-keeping with the surrounding character, and to be of matching design and materials to the existing dwelling; therefore, protecting the character of Knowsley Village Conservation Area.
- 6.4. The proposed development seeks to provide a single storey infill extension to the rear of the property which would provide a more uniform look to the dwelling when viewed from the rear of the property and will be of a scale which respects the character of the original dwelling. The proposed extension would appear subordinate and would not result in a disproportionate addition to the host dwelling. Accordingly, the proposal can be considered to meet the requirements of saved policy G7 of the development plan, and Paragraph 154 of the National Planning Policy Framework.
- 6.5. The proposed infill extension will also preserve the character and appearance of the Conservation Area in accordance with S73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.6. Section 38(6) of the Planning and Compulsory Purchase Act requires applications to be determined in accordance with the adopted development plan for the area, and any other material considerations. It is considered that the proposed extension represents a suitable form of development in accordance with the adopted Development Plan for Knowsley, and it is kindly requested that planning permission is granted without delay.



Appendix 1 – Pre-application Response (Ref. 21/00069/PREAPP).

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)

DQ5 – Development in Conservation Area

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

H8 - Extensions and Alterations to Residential Properties

RELEVANT HISTORY

74/14322/HIST -DEMOLITION OF PART OF EXISTING DWELLING AND ERECTION OF 2 STOREY EXTENSION TO REAR OF DWELLING TO PROVIDE LOUNGE AND BEDROOM – Refused

74/14375/HIST - DEMOLITION OF PART OF EXISTING DWELLING AND ERECTION OF 2 STOREY EXTENSION TO REAR OF DWELLING TO PROVIDE LOUNGE AND BEDROOM – Refused

74/14533/FUL - DEMOLITION OF EXISTING PORCH AND UTILITY ROOM AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING NEW STAIRCASE AND LOUNGE WITH BEDROOM WITH EN SUITE BATHROOM ABOVE – Granted

74/14568/HIST - DEMOLITION OF EXISTING PORCH AND UTILITY ROOM AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING NEW STAIRCASE AND LOUNGE WITH BEDROOM WITH EN SUITE BATHROOM ABOVE - Granted

PROPOSAL

This residential pre-application enquiry relates to Pinfold Cottage located on Pinfold Lane. The property is a two storey detached dwelling, with a detached garage/outbuilding to the rear. The dwelling is located within land designated as Green Belt, plus also falls within the Knowsley Village Conservation Area. In addition the property is covered by the Article 4 Direction.

The property has previously been extended by way of a two storey addition to the rear. The previous extension does not span the full width of the dwelling, giving the current dwelling an L-shaped form. The pre-app relates to a further proposed single storey extension, which would project of the original rear elevation of the dwelling and adjoin the side of the two-storey extension, effectively filling in the current stepped rear elevation. The sketches submitted show that the extension would be finished with a mono-pitched roof.

POLICY CONSIDERATION

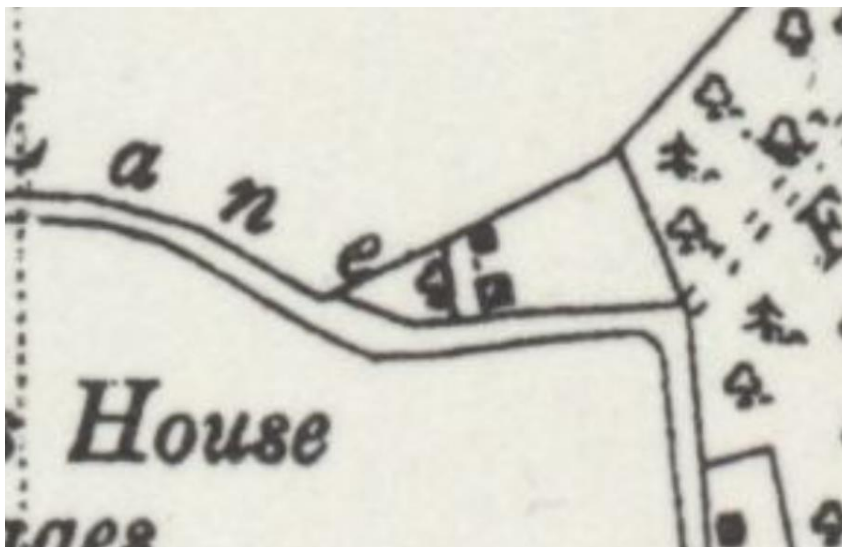
The National Planning Policy Framework provides guidance on what is classified as inappropriate development within the Green Belt. Within which it identifies certain exceptions, including extensions or alterations of a building, which can be considered acceptable providing they would not result in a disproportionate addition over and above the size of the original building.

Saved policy G7 within Knowsley's UDP also makes allowances for 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 proposal should not by itself or in conjunction with earlier developments result in a disproportionate addition over and above the size of the original dwelling. The explanation goes on to state that as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not allowed. The size of the original dwelling is defined as that which existed on 1st July 1948 or the dwelling as built if this was later.

A key issue therefore is to determine what classifies as the original building. The pre-application has not included any scaleable plans but just some photographs of historic plans including a measuring tape in an attempt to demonstrate the width and depths of the various elements. Along with the dwelling, the site plan shows two outbuildings labeled A and B. A supporting statement has also been included with the application. In which it acknowledges that outbuilding A was approximately 7.5m from the dwelling and therefore, would not be included within the calculations of the property size. It goes on to conclude that outbuilding B should be included within the calculations, given its proximity to the original dwelling.

The statement provides estimations of the foot prints of the original dwelling, the previous extension plus the proposed extension. Using these figures it states that the proposed cumulative footprint would represent a 50% increase from the original size. However, the figure used for the original size includes outbuilding B, which is no longer in situ. On the plans this does appear to be within 5m of the dwelling, however to be classed as original, it would need to be proven that it was in existence on 1st July 1948, along with the dwelling. The below historic maps show the dwelling on site in 1920's and 1938 (published 1946).

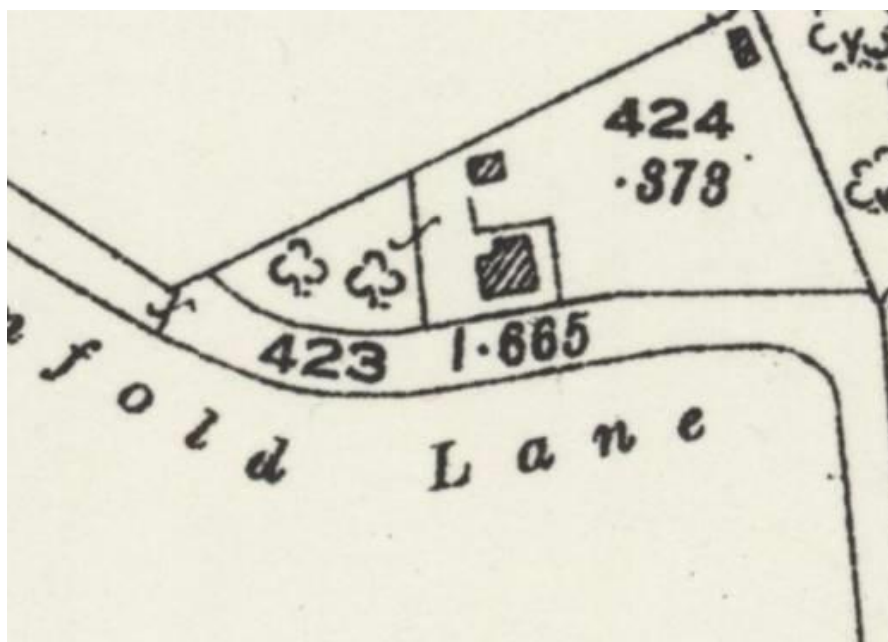
1938 OS Map



1925 OS Map



1920's OS Map



While these maps do not detail what was in place on July 1948, the closest date shows the dwelling in place, but outbuilding B is not visible. It therefore is questionable whether this outbuilding was in place in 1948. If it was not, then the resulting footprint would represent a much bigger increase than the stated 50%, as the size of the outbuilding could not be included within the original calculations. For the outbuilding to be included, further evidence would need to be provided to demonstrate that it was likely in situ on 1st July 1948.

Irrespective of the inclusion of the outbuilding, consideration would also need to be given to the overall volume increase and not just the footprint of the built form. The plan/documents have not included any heights and therefore it is not possible to calculate the resulting volume. However, the documents for the historic application for the two-storey rear extension have been viewed. Of particular relevance the officers report relating to the extension that was approved, detailed that the development represented an approximate volume increase of 56% over the original volume.

It has been identified that the existing extension has already increased the original volume of the dwelling by more than 50%. Therefore, any further extensions to the property would only further increase the cumulative impact over the original dwelling and would result in built form significantly over the 50% allowance. It is considered that the proposal would ultimately result in additions to the dwelling which would be disproportionate to the original building and would therefore be inappropriate development in the Green Belt. As such the proposal would be contrary to the NPPF and saved Policy G7 and therefore unfortunately is unlikely to be supported.

DESIGN

The proposed extension would be located the rear of the dwelling and attached onto the side of the existing dwelling. The sketched of the extension are limited in detail but show a mono-pitched roof joining into the rear extension, with a doorway on the side elevation and a window to the rear.

The criteria for appropriate development in Policy G7 dictates that the form and materials of the development should respect the appearance of the existing dwelling. The property is also located within a Conservation Area and is covered by an Article 4 Direction, therefore consideration must be given to the details to ensure the design is appropriate for the area.

The Councils Conservation officer has advised that the materials and details would need to match the existing, in particular, attention would need to be given to matching the brick arches and angled stone cills of the original property.

Given the single storey nature and its position towards the rear of the property, providing appropriate material and detailing in used, the extension would have limited impact on the overall character of the dwelling and design terms would likely be acceptable for the area.

RESIDENTIAL AMENITY

The property is located over 70m from the closest residential dwelling; therefore, the proposal would not have any significant effect on the amenity values of the surrounding residents.

HIGHWAYS

As the proposal would be sited to the rear, it would have no impact on the existing or access arrangements for the site and therefore would not raise any highway safety concerns.

CONCLUSION

It would appear that the proposed extension, together with the previous extension, would result in a volume increase significantly over the 50% limit considered appropriate within the Green Belt. The cumulative impact of the extensions therefore would be considered as disproportionate additions over and above the size of the original dwelling. As such it would be detrimental to the openness of the Green Belt and contrary to the NPPF and saved Policy G7 in the Knowsley replacement UDP, plus the Householder Development SPD. Unfortunately for these reasons, the proposal is unlikely to be supported, should a full planning application be forthcoming.

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Liverpool

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