

Regeneration and Economic Development Department

APPLICATION NO: 21/00730/FUL

APPLICANT: Mr Kyle Ellis & Ms Sian Weston

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT EXTENSION, INSTALLATION OF BI FOLD DOORS AND 3NO ROOF LIGHTS TO EXISTING REAR ELEVATION, ALTERATIONS TO WINDOWS ON EXISTING SIDE ELEVATION, RELOCATION OF FRONT ENTRANCE DOOR AND ALTERATION TO EXISTING GARAGE DOOR.

LOCATION OF SITE: 47 Greensbridge Lane, Tarbock Green, Knowsley, L35 1QD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

Strategic Road Network

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

TECHNICAL CONSULTATIONS:

Tarbock Parish Council - No Comments Received

No other consultations required.

NEIGHBOUR NOTIFICATION:

This application was publicised by letters sent to 4 neighbours. 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:

PROPOSAL

The application relates to a semi-detached dwelling on the eastern side of Greensbridge Lane. Permission is sought for the erection of a single storey front extension, including the relocation of the

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entrance door and the creation of a new porch. The extension would effectively infill an area between the existing garage and porch which currently protrude beyond the main front elevation. The infill section would measure 3.9m in width by 1.4m in depth, plus a further 0.9m projection to the front for a width of 2.5m to create the new porch. The porch would include a dual pitch roof, reaching 3.8m at the ridge. The roofing would also protrude an additional 1.1m to create a roof canopy over the porch.

The works would also include some alterations to the rear and side elevation. This would involve the insertion of bi-folding doors to the rear, plus three roof lights within the single storey roof slope. Finally, the first-floor window in the side elevation would be replaced with two smaller windows.

POLICY CONSIDERATION

The site falls within designated green belt. Policy G7 within Knowsley's UDP permits extension 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 originally built if this was later.

The NPPF also stipulates that extensions or alterations of a building are listed as exceptions to inappropriate development within the green belt. Paragraph 145. C) allows for extensions or alterations of a building if it does not result in disproportionate additions over and above the size of the original building.

NPPF and Policy CS5 'Green Belt' in the Core Strategy state that inappropriate development in the Green Belt will only be allowed where the harm caused to the green belt and any other harm is clearly outweighed by 'very special circumstances'.

ASSESSMENT

The dwelling has previously been extended, including a two-storey side and single storey front/rear extension. The previous extensions amounted to an increase of approximately 100% over the volume of the original dwelling. The current proposal would amount to an additional volume of approximately 20.6m3. This would represent an additional increase of 5.7% over the original dwelling. Therefore, the cumulative increase would be approximately 105.7%, which would exceed the 50% guidance. Consequently, this would be inappropriate development and should only be permitted if 'very special circumstances' exist.

Before determining if very special circumstances exist it is first necessary to establish whether the proposed development causes any other harm.

In terms of impacts on the openness of the green belt, the current proposal is relatively minor in scale and would partially infill a section on the front of the dwelling and given the minor single storey nature of the extension, it would not affect the openness of the green belt. There would be no harm to the purposes of including land in the green belt.

The proposed forward extension would be set approximately 2.3m from the shared side boundary with the attached dwelling, 49 Greensbridge Lane and, as such, would have no significant effect on the amenity of this property. Likewise, the alterations to the opening would not have any implications on the privacy levels.

Appropriate room for parking would be retained.

The front elevation of the dwelling, with the recessed element appears a little disjointed and the proposed extension would rationalise it by introducing appropriately sized windows in a rhythm to match the first-floor openings. The alterations proposed to the openings and the introduction of bi-folding doors to the rear are acceptable in design terms and would not unduly affect the character of the surrounding areas. Overall, it is considered that the proposed extensions would enhance the appearance of the building, and this should weigh in favour of the proposed development.

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CONCLUSION

The proposed extension, together with previous extensions, would result in an approximate 105.7% increase in volume over the original dwelling which is inappropriate development. However, the proposed development is very minor in scale and would not cause any harm to the openness of the green belt, its purposes or any 'other' harm.

The proposed development would rationalise and enhance the appearance of the dwelling, given the minor nature of the proposal and the fact that it only causes definitional harm to the green belt, it is considered that very special circumstances exist. As such, the proposal complies with relevant criteria of Policies CS2, CS5 and CS19 of the core strategy and saved Policies G7 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Documents and therefore, 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/10/2021	01456/SK/02 Rev.A	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
27/08/2021	01456/SK/01	-	EXISTING AND PROPOSED BLOCK PLANS

Informatives

Louise Everard

21 October 2021

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MSGuard

25 October 2021

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