

Regeneration and Economic Development Department

APPLICATION NO: 21/00944/FUL **APPLICANT:** Mrs Sheryl Curran

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, CHANGE OF USE OF LAND TO GARDEN CURTILAGE AND ERECTION OF SINGLE STOREY OUTBUILDING

LOCATION OF SITE: Sunnyside Cottage, 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.

NEIGHBOUR NOTIFICATION:

This application was publicised by letters sent to 14 neighbours and advertised by the display of a 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 a semi-detached dwelling on Greensbridge Lane. The original property is two-storey in construction, with a small porch on the front. The dwelling also has a two-storey extension on the rear, a small single storey outbuilding to the rear, plus a number of other small residential outbuilding/structures within the site. The dwelling is in a semi-rural position, at the end of a small row of dwellings and the site is allocated as Green Belt.

Directly to the north of the property, beyond the original curtilage of the dwelling is an area of land which is now vacant. It was believed to have been previously used in association with a former Bates Coal

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merchant. To the south and east of the site, there a short row of residential dwellings on either side of Greensbridge Lane. While the north, beyond the wider site and to the west is open countryside.

PROPOSAL

The proposal seeks permission for the erection of a single storey extension wrapping around part of the side and rear of the dwelling. The extension would be set back 2.9m from the main front elevation and would measure 3.8m in width. The rear elevation of the property is currently stepped, with the existing two storey extension, protruding 4.2m beyond the shallowest part of the dwelling. The side extension is proposed to span the full length of the dwelling and project a further 6m beyond the outermost rear elevation. The extension would then wrap across the whole rear elevation of the property, replacing the original outbuilding which occupies part of this space. The rear of the extension would also be stepped in, reflecting the existing stepped arrangement of the property, towards the common boundary with the cottage. The entire extension is proposed with a flat roof reaching 2.8m in height.

The application also includes the erection of a single storey outbuilding along the rear boundary of the site, to be used as a home office. It would measure 5m in width by 3.5m in depth. It would have a shallow pitched roof, with the lowest point along the boundary being 3m, sloping up to a maximum of 3.5m.

Finally, the application seeks to change the use of the area of land to the north of the dwelling into additional garden space, to be encompassed into the residential curtilage of the property.

HISTORY

74/07880/HIST - EXTENSION FOR BATHROOM TOILET AND DINING ROOM – Approved 19/12/1983

20/00123/FUL - DEMOLITION OF EXISTING DWELLING, OUTBUILDINGS AND STRUCTURES, TOGETHER WITH THE ERECTION OF 1NO REPLACEMENT DWELLING AND RELOCATION OF VEHICULAR ENTRANCE – Withdrawn 27/10/2020

21/00570/PDE - ERECTION OF A SINGLE STOREY REAR EXTENSION -Prior approval refused 18/08/21

POLICY CONSIDERATION

Extension

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 states 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”.

Consideration must therefore be given to what classifies as the original dwelling. The Historic Environment Record identifies that a property has been on this site since at least 1691. The supporting information states the cottage originally formed one dwelling with the adjoining cottage, which were then divided into a pair of semi-detached properties at some stage in the late 1800's and shortly after this

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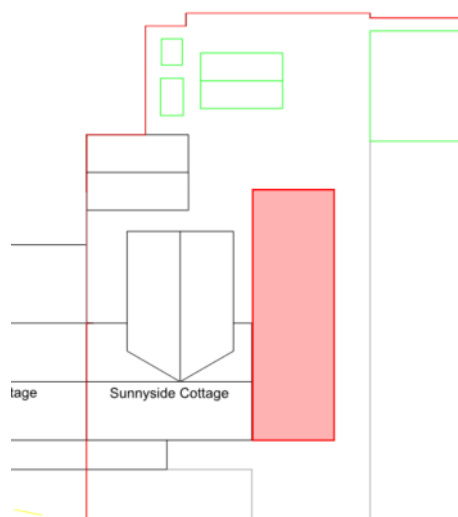
each had a 1.5 storey rear extension. As part of a previous application (21/00570/PDE) the applicant has confirmed that in 1986, the rear extension was demolished and replaced with the existing two storey extension. There are no relevant historic applications relating to the existing rear extension. Under 21/00570/PDE historic maps were provided, dating from 1945, 1953 and 1955, demonstrating the position of the earlier 1.5 storey extension. On that basis it was concluded that, on balance, it was likely that the original extension would have constituted part of the original dwelling when it was in situ. The maps however were scaled and showed the earlier rear extension to be of a lesser depth than the existing two storey rear extensions. Therefore, the existing two storey extension and its associated rear elevation are not deemed to form part of the original dwelling.

Considering the original dwelling, plus the cumulative impact from the previous extension, it is deemed that the current proposal would increase the volume of the property by more than 50% and represent a disproportionate addition to the dwelling. In that respect, the proposed extension would be considered inappropriate development and should only be permitted if 'very special circumstances' exist. As such, an assessment must be made on the likely overall effects on the surrounding Green Belt.

The argument put forward is that the proposal would represent a smaller addition to the dwelling than what could be carried out under permitted development. The plans submitted as part of the application include a proposed layout of what the applicant believes would be permitted development to the side and rear of the dwelling. This plan includes a side extension, measuring approximately 12.7m in length. This would project 6m beyond the line the applicant claims to be the rear elevation of the original rear extension.

In the Local Planning Authority's view, the applicant's demonstration of what could be delivered under their permitted development rights is not a true reflection of what could be built. The plan fails to take account of the 50% curtilage rule, and in, any case, they would not be able to extend from the rear of the two-storey rear extension and the side extension would only be able to project for 6m beyond the rear of the adjacent rear wall rather than the 10m shown.

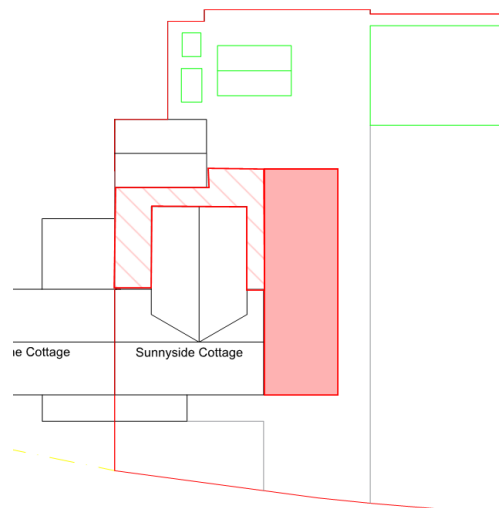
It is however acknowledged that the applicant could apply for a 'larger home extension' prior approval which would allow them to erect a single storey side extension that projects 3.8m from the side wall of the dwelling and up to 6m beyond the adjacent rear wall of the dwelling (as shown below).



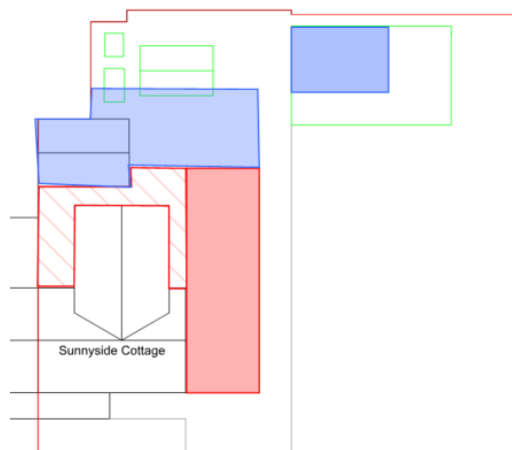
Given discussions with the applicant, who is determined to extend their property, this represents a realistic fall-back position should planning permission be refused.¹ Should such an extension be approved then infilling the space between this extension and the boundary with the neighbour and the dwelling (shown hatched on the image below) would not have any impact on the openness or purposes of including land in the Green Belt.

¹ It is acknowledged that this would only be permitted subject to neighbour consultation but given that no letters of objection have been received and the distance and intervening structures between such an extension and the adjoining neighbour it is reasonable to assume this extension would be granted

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The application proposes that the extension would project approximately 4m beyond the area described above (shown in blue below), resulting in the demolition and rebuilding of an outbuilding, the removal of a greenhouse and the demolition of a large storage building (with its replacement by a smaller office building closer to the footprint of the house).



Were the extensions in red to be completed, the extensions in blue would have little impact on the visual properties of the Green Belt given that the area they would be readily screened from public areas. Spatially, the area of the proposed extensions and detached office would have a smaller volume than the volume of the structures they would replace². On balance they would therefore not have a significant effect on the openness of the Green Belt or the purposes of including land in the Green Belt.

In conclusion, the proposed development would be inappropriate development in the Green Belt because it would result in disproportionate extensions over and above the size of the original building. However, there is a reasonable fall-back position that would allow the applicant to build a large extension to the side of the property and this along with the existing structures means that the proposed extension would not cause harm to the openness or purposes of including land in the Green Belt and on balance this is considered to constitute very special circumstances which outweighs the harm by reason of inappropriateness.

Change of use of land

The application also proposes the change of use for the area of land to the north of the property, which is currently being used as an extension of the garden. Again, there are no historic applications relation to this area of land. The applicant has advised that it was used in connection with a former Bates Coal

² It is accepted that there is a different test for the replacement of a building with NPPF stating that it should not be materially larger than the original and for the same purpose, but in this instance and given the nature of the proposals it is considered reasonable to treat the erection of the building alongside the extensions particularly as the scheme as a whole is regarded as being inappropriate development.

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merchant and has provided evidence in the form of historic photos of the site, which demonstrate a number of buildings and structures on the site at previous stages. A lot of the structures have since been removed, but there is evidence that this land has been utilised before. It is therefore considered to be previously developed land.

The NPPF lists the redevelopment of previously developed land as one of the exemptions to inappropriate development in the Green Belt, providing it would have no greater impact on the openness of the Green Belt. The one remaining workshop within this area is proposed for removal to make way for the new smaller outbuilding and there is an existing hedge along the front and side boundary, which would provide a reasonable level of privacy for this area. In comparison to how it previously appeared, the used as private garden space would be considered an improvement. Therefore, is it not considered that the change of use of this land into residential garden would cause harm to the visual amenity of the area or have any greater impact on the openness of the Green Belt and would be acceptable in principle. Permitted development rights for this area will be removed for any further outbuildings or structures to ensure the openness of the area does not become compromised at a later date.

The change of use of this area is considered to comply with the relevant development plan policies.

DESIGN, ACCESS AND CRIME PREVENTION

The single storey extension would be located on the side and rear of the dwelling. It would be set back 2.9m from the principal elevation and has been design with a flat roof. It would include the bi-folding doors in the side elevation, plus double doors in the front and rear elevation.

The extension would be set behind the gate serving the existing vehicular access point. Given its position and limited height, it would not appear overbearing on the property and would have limited impact on the wider street scene. The flat roof would not be in keeping with the original dwelling; however, it serves a purposed for limiting the overall scale/impact on the Green Belt and it is considered acceptable within this area of the site which would largely be screened from view. The entire property has been rendered and the proposed extension would also be of a rendered finish to match. Overall, the design would be acceptable, and the extension would not appear out of keeping with the character of the property of the surrounding area.

RESIDENTIAL AMENITY

There are no dwellings to the north of the property and therefore the side extension would have no impact on amenity levels.

The rear element of the extension would sit adjacent to the common boundary with the attached dwelling, The Cottage. This property has also had a two-storey extension which appears to roughly align with the existing rear elevation of Sunneyside Cottage. The boundary line is stepped, such that the section closest to the neighbouring dwelling would project approximately 5m beyond the adjoining rear elevation. The existing outbuilding to the rear of the property abuts the shared boundary and at its further point also sits approximately 5m beyond the rear of The Cottage. The extension would replace the existing outbuilding and infill the area, approximately 2.5m in depth, between the rear elevation and the outbuilding. The flat roof proposed would be a reduction from the maximum height of the outbuilding. Considering the existing layout, it's not considered that the proposal would have a significantly greater impact on the current outlook or amenity level enjoyed by the attached dwelling. As such, the proposal would adequality preserve the residential amenity of the surrounding properties and the proposed development complies with Saved Policy H8.

HIGHWAYS

The proposed extension would increase the total number of bedrooms from 3 to 5. In line with the Householder SPD, this would require three in curtilage parking spaces. The property currently has a single width drive to the front and along the side of the dwelling. The proposed extension would remove some of this area available for, such that the remain length would only appear to accommodate one car. This is sufficient space to provide addition parking within the site, therefore a condition could be attached requiring the submission of a parking layout to ensure the additional spaces are provided.

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CONCLUSION

The proposed extension, together with previous extensions would result in a disproportionate addition to the original dwelling and as such would be considered inappropriate development. However, consideration has been given to the existing structures that will be replaced and the 'fall-back position' of a large side extension which could be achieved using the applicant's permitted development rights.

The extension has been designed with a limited height, to reduce the overall scale. Its position set back from the principal elevation/to the rear of the dwelling, plus the existing established boundary treatments along the front and side, would result in limited views of the development. On balance, it is considered that the proposed extension would not cause undue harm to the Green Belt and as such very special circumstances can be justified to recommend this element for approval.

The proposed change of use to garden curtilage would not significantly alter the appearance of the area as currently exists and would be considered an improvement over the previous use, which saw the site cluttered with a number of structures. As such, it is concluded that the change of use would not result in any greater harm to the openness of the Green Belt and, therefore, can be supported.

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 therefor 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 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.

- 4) No part of the development hereby permitted shall be brought into use until an area of hardstanding in addition to that already existing within the property has been laid out in accordance with details which have previously been submitted to and approved by the Local Planning Authority. The hardstanding(s) shall be laid out such that a total of three in-curtilage parking space, each measuring a minimum of 5 metres by 2.5 metres, are provided. The agreed area(s) shall be retained as such at all times thereafter

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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- 5) The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1 a) - f) and 2 a) - b), or any amendments made to that Order, shall not apply:

- (i) no garages or carports shall be erected within the curtilage of the dwellings
- (ii) no buildings, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings

unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of the area, safeguard the character of the Green Belt and to comply with the National Planning Policy Framework; Policies CS2, CS5 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/12/2022	01/PL/02B	-	PROPOSED FLOOR PLANS AND ELEVATIONS
10/12/2022	-	-	PROPOSED ELEVATIONS OFFICE STRUCTURE

Informatives

Louise Everard

10 February 2022



16 February 2022

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