

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00627/FUL

APPLICANT: Mr Peter Knight

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: DEMOLITION OF EXISTING BARN AND THE ERECTION OF A TWO STOREY OUTBUILDING INCLUDING BALCONY TO WEST ELEVATION COMPRISING WORKSHOP, GARAGE, ART STUDIO AND GYMNASIUM

LOCATION OF SITE: White House Farm, Prescot Road, Cronton, WA8 5PS

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 – Green Belt

CS19 - Design Quality and Accessibility in New Development

CS22 - Sustainable and Low Carbon Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

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

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.

PLANNING HISTORY

A lawful development certificate was approved for the existing use of the barn and land as residential curtilage, (15/00803/CLU – approved 04.02.2016).

TECHNICAL CONSULTATIONS:

Cronton Parish Council - The above planning application had been considered by the Parish Council and it objects to the proposal for the following reasons based on Knowsley's Local Plan:

1. The proposed development is a new build on a green belt.
2. It is a change of use.
3. This should not set a precedent.

NEIGHBOUR NOTIFICATION:

This application has been publicised by 4 neighbour letters. No objections have been received from members of the public.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the demolition of existing barn and the erection of a two storey outbuilding including balcony to west elevation comprising workshop, garage, art studio and gymnasium.

PRINCIPLE OF DEVELOPMENT

The site is located within the Green Belt. Core Strategy Policy CS5 states that Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.

NPPF Para 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt subject to certain exceptions, including a replacement building.

“149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”;

The proposed building would be for the same use class as the existing building as it would relate to ancillary residential use. It is of a similar size to the existing building but has a slightly lower eaves height than the existing building and a slightly lower volume.

	Length	Width	Eaves Height	Height
Existing Building	7.52	13.59	3.917	6.027
Proposed Building	7.52	13.59	3.858	6.027

However, a condition is required to prevent the building being used as a separate dwelling.

Overall, the application complies with NPPF para 149 (d) as it would be in the same use class and not materially larger than the existing building. The application also complies with Core Strategy Policy CS8.

DESIGN

The new building would represent an improvement in design compared to the current building which is of a rusty metallic appearance. The style of the building would be more naturalistic due to the use of a dark green colour which is considered to be more appropriate for a site within the Green Belt.

This can be secured via a condition.

NEIGHBOUR AMENITY

The building would be almost identical in footprint to the existing building and would not materially impact on the amenity of neighbours. The proposed balcony would not adversely impact on any neighbours.

OTHER CONSIDERATIONS

The outbuilding would also include solar panels and generate renewable energy on site. This is a positive feature of the scheme and is compliant with Policy CS22. In relation to precedent, each application is assessed on its merits, however, the application complies with relevant Green Belt policy so would not create a precedent for inappropriate development in the Green Belt.

CONCLUSION

The proposal is acceptable in principle and is considered to be of good quality design. It would not cause harm in relation to neighbour amenity.

The application complies with policies CS2, CS5, CS19, CS22 of the Knowsley Core strategy, policies G6 and G7 of the Unitary Development Plan and the NPPF. The application is therefore 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 outbuilding hereby permitted shall be used wholly in conjunction with, and ancillary to, the use of White House Farm as a single dwelling-house, and shall not be used as a separate independent dwelling.

Reason: In order to prevent inappropriate development in the Green Belt.

- 4) The proposed building shall be constructed using dark green cladding.

Reason: In order to reduce the visual impact on the Green Belt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/08/2021	-	A	Existing Plan and Elevations
23/08/2021	-	-	Planning Statement

23/08/2021	-	-	Design and access statement
23/08/2021	-	-	Location Plan
04/08/2021	-	A	Proposed Plan and Elevations

Informatives

Andrew Hunt

21 September 2021

Alan Kilroe
23 September 2021