
WAYSIDE, PEX HILL, CRONTON, WA8 5QN

PLANNING STATEMENT



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1.INTRODUCTION

1.1

James Reid Partnership (JRP) is retained by Mr Dale Kenningham ('the applicant') to submit a planning application and Listed Building Consent application for the demolition of the derelict fire damaged Grade 2 listed Wayside, (the asset) a former 4 bedroom detached property and for the construction of a replacement dwelling at Wayside, Pex Hill, Cronton, WA8 5QN ('application site').

1.2

The application is made to Knowsley Council ('the Council') as a full planning application and Listed Building Consent and relates to the red edge application site boundary defined by the Location Plan.

Doc ref (Wayside – The Location Plan 1250)

1.3

This Planning Statement will demonstrate that the proposals are in accordance with the relevant policies of the Development Plan, and furthermore that there are significant material considerations which indicate that planning permission ought to be granted. In addition, this statement will seek to demonstrate that there are no technical reasons that would hinder the grant of planning permission.

1.4

This statement must be read in conjunction with the submitted application supporting documents;

- Completed Application Form.
- Wayside - The Location Plan 1250.
- Existing Site Plan.
- Proposed Site Plan.
- Existing Floorplans and Elevations.
- Proposed Floorplans and Elevations.
- Structural survey and report.
- Updated Structural Survey and report.
- Heritage Statement.
- PEA and PRA.

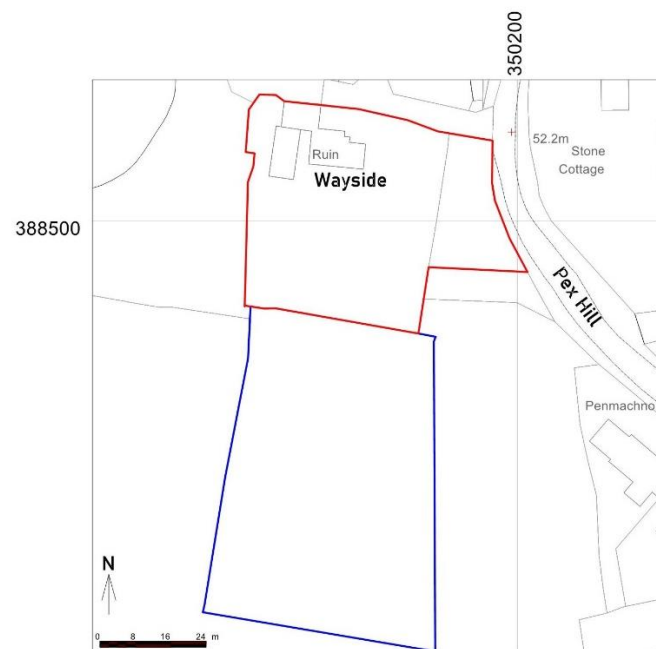
2. SITE DESCRIPTION

2.1

The application site extends to approximately 1 acre and is located to the West of Pex Hill, in a non prominent position, largely obscured from view by mature trees. The site comprises a former 4 bedroom dwellinghouse which is 'Probably C17 with an C18 rear extension and later alterations' Grade 2 listed, with associated gardens and parking. The building has laid vacant for approximately 15 years. Wayside has been subject to several fires over the vacant period and a major fire in 2014, consequently only partial wall elevations remain.

2.2

Location plan



The Location Plan 1:1250 @A2

Wayside, Pex Hill, Cronion, Widnes, WA8 5QN

2.3

Aerial Image of the site



2.4

The site lies outside of any settlement boundaries within the Greenbelt. It is 0.4 miles to Cronton with village amenities; pubs, bakery, pharmacy. Widnes is the nearest town and lies 2.8 miles to the South. It provides larger services such as supermarkets, hospital and train station.

2.5

The site is residential and located within the greenbelt. It is considered a brownfield site due to the previous use as a dwelling and existing buildings on the site.

2.6

The development site is surrounded by agricultural land to the South and West, and is bordered by Pex Hill Country Park to the North. Pex Hill Road directly adjoins the Eastern boundary.

2.7

Access to the site is off Pex Hill road, a narrow dead end lane serving local properties and the country park. The nearest bus stop is located directly at the bottom of Pex Hill on Cronton Lane. The site has existing access off Pex Hill.

2.8

The site includes the Grade 2 listed Wayside, which is to be demolished. There are no other listed buildings within close proximity to the site.

The Site is Not in a Conservation area.

A comprehensive heritage statement accompanies the report prepared by Simon Hollis.

2.9

The site is not subject to any statutory ecological designations or SSSI.

The site lies within an Impact Risk Zone for Sites of Special Scientific Interest (SSSI). The impact risk lists rural residential developments but only where more than 50 units are being constructed. Therefore, there is no requirement to contact Natural England regarding the proposals.

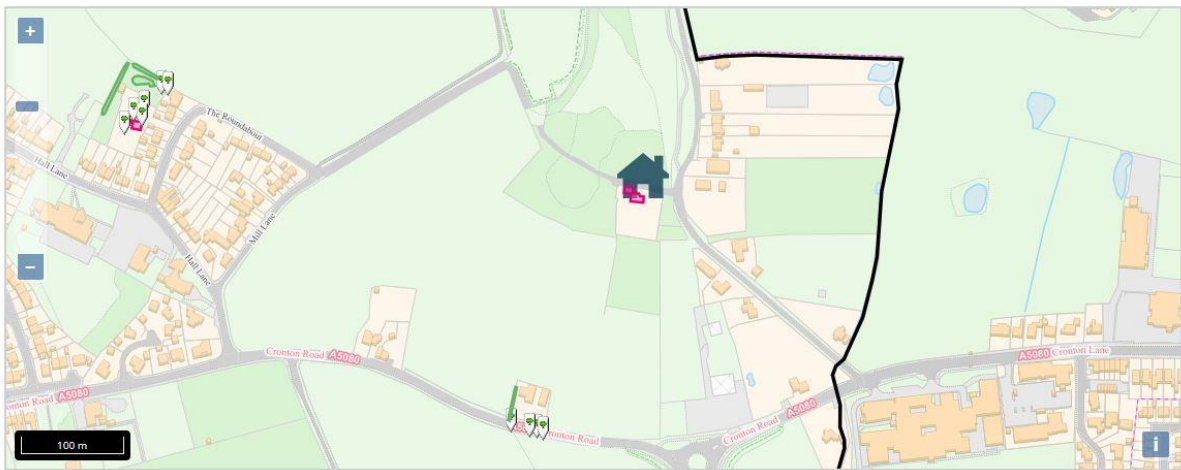
No statutory designated sites were identified within the 2km search area on the MAGIC website with the closet site comprising Clinton Wood Local Nature Reserve (LNR), which is located 3.5km to the south.

The site lies immediately adjacent to Pex Hill Country Park Local Wildlife Site.

2.10

There are no Tree Preservation Orders affecting the site.

See extract from Knowsley Council TPO Portal.



2.11

The site falls in Zone 1 for flood risk, the lowest category and is not in an area at risk of flooding as defined by the Environment Agency. It is also in an area of very low risk of surface water flooding less than 0.1%. The proposals seek to reduce surface water run off by utilising the suds hierarchy, and surface water attenuation.

As the Development site is less than 1 hectare a Flood Risk Assessment (FRA) is not required.

3. PLANNING HISTORY

3.1

A search of Knowsley Councils Planning record reveals the following applications:

- **12/00160/FUL** – ERECTION OF 1NO. 4-BEDROOM DWELLING AND DETACHED GARAGE TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS - EXISTING DWELLING TO BE DEMOLISHED – Withdrawn
- **16/00009/FUL** - RE-FURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH & LEAN TO STORAGE UNIT TO REAR OF GARAGE AND THE ADDITION OF A TWO STOREY EXTENSION CONNECTED BY GLAZED LINK TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS & LANDSCAPING WORKS.-
Granted
- **16/00010/LBC** - LISTED BUILDING CONSENT FOR THE RE-FURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH & LEAN TO STORAGE UNIT TO REAR OF GARAGE AND THE ADDITION OF A TWO STOREY EXTENSION CONNECTED BY GLAZED LINK TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS & LANDSCAPING WORKS. – Granted
- **16/00009/NMA** - APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 16/00009/FUL (RE-FURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH & LEAN TO STORAGE UNIT TO REAR OF GARAGE AND THE ADDITION OF A TWO STOREY EXTENSION CONNECTED BY GLAZED LINK TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS & LANDSCAPING WORKS) TO ALLOW FOR AMENDMENT TO PROPOSED ELEVATION TREATMENTS – Granted.

- **23/02735/LBC** - DEMOLITION OF REMAINING STRUCTURE OF ORIGINAL 'WAYSIDE' DWELLING (EXTENSION NOT INCLUDED IN DEMOLITION WORKS) – Pending.

3.2

Pre-application discussions have taken place on site with a Planning Officer, Principle Conservation Officer at Knowsley Council and Historic England representative, regarding finding a viable way forward with the site. Given the deterioration on site and the little historic fabric that remains it is evident that much of the historic significance of the building has been lost and that the rebuilding of the existing building would create somewhat of a 'Frankenstein' building merely a pastiche imitation of the original. Historic England were favourable for the delisting of the building given its current state.

Pre-application discussions have also taken place with Kevin Foster - Head of Planning on the 17th Oct 2024 in relation to previous applications and the route forward. Agreement was indicated that demolition of the existing ruin and a replacement building on the site would be suitable, and the size/scale of a replacement dwelling was also discussed. Further email discussions have taken place in preparation of this application.

3.3

Previous planning applications **16/00009/FUL** to reinstate the existing building have not come to completion, with the new build extension part being constructed but due to dramatically rising material and labour costs, inflation, vandalism and arson on site, rising funding costs, further natural deterioration on site, the Covid pandemic, and other personal commitments the reinstatement of the listed building has not been completed.

3.4

The applicant has made efforts to improve security on site in the interim period to prevent further damage to the listed building from vandalism. They have implemented the construction of the new extension section to add a further level of presence and security on site.

3.5

It is no longer considered viable to reinstate the listed building primarily due to further deterioration and the associated costs of reinstatement. Nor would it prove beneficial to reinstate the asset when so little original fabric remains, and the end result would be a pastiche recreation of the original.

4. PROPOSED REDEVELOPMENT – REPLACEMENT DWELLING

4.1

General

The proposed development is to replace the listed former 4 bed dwelling with a similar sized 3 bed dwelling and retain the already constructed ‘new build extension’ forming a 4th bedroom and annexe.

As part of the planning process the ‘listed’ status of the property will be removed.

The frontage to the dwelling will be rotated ninety degrees and oriented towards the East and Pex Hill road to improve the street scene and aspect of the dwelling.

4.2

Access

The existing access points to the site, which have proved a safe means of access and egress will be maintained for associated access. The scale of the development is identical to its prior use and as such the existing access is considered suitable.

The access will be enhanced by creating two sandstone pillars from reclaimed sandstone from the house, with double electric gates opening onto the existing gravel driveway.

The side pedestrian access to the North will also be maintained and improved.

4.3

Scale

As the development lies within the Greenbelt a 50% increase in volume from the original dwelling has been sought.

The original dwelling comprised 755.5m³ in volume.

Allowing for a 50% increase the total allowable volume should be under 1133.25m³

The new dwelling will be 1132.7m³ total including the already constructed 'new build extension'

This aspect of the NPPF is considered to be met.

4.4

Impact

The application seeks to make the least possible impact to the surrounding area, it is well set back from the road, obscured by existing trees and will occupy much of the original footprint of the building.

4.5

Layout

The new property will be laid out over the existing footprint of Wayside, with turning areas and parking remaining unchanged from how they are now.

The Garden areas will be kept as existing and maintained, with boundary fences replaced where necessary.

4.6

Design Principles

The design of the new dwelling is sympathetic to the local surroundings and area and uses rendered blockwork with stone detailing under a pitched slate roof in a relatively traditional manor, and features sash style UPVC windows and bi-folding aluminium doors for modern living. Materials for each element are fully listed on the elevation plans for each aspect of the build.

4.7

Energy Statement

The proposal will deliver a high-quality home which will be constructed in full accordance with the relevant building regulations. It is thought the new home will deliver an EPC rating of B or above. Code for sustainable homes has now been retracted, however a condition could be attached that requires the energy efficiency levels of new dwellings to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.

5. DRAINAGE STATEMENT AND FRA

5.1

The proposed foul drainage will drain into an existing septic tank currently in place serving the 'new build extension' section. Surface water will drain into an existing soakaway. As the roof area of the dwelling is of the same area as the existing it is not proposed to attenuate surface water run off from the roof.

5.2

There are no public sewers within the area, as such foul water currently is treated by septic tank and with effluent discharge into a soakaway on the property.

5.3

Existing surface water discharges into a soakaway to the south of the site.

5.4

The Flood risk for planning identifies the site as lying within Flood Zone 1, the lowest risk.

The long term flood risk map on the GOV.uk website shows the site is at a very low risk of surface water flooding. A very low risk means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).

There are no canals, sewers or artificial sources local to the site.

5.5

The Environment Agency risk of flooding from reservoirs map identifies the site is not at risk

The SFRA does not consider groundwater flooding to be a significant flood risk factor.

6. HERITAGE STATEMENT

6.1

A Heritage statement has been prepared to assess the heritage impact of the proposed development prepared by Simon Hollis.

Doc ref: 20231012 - Wayside WA8 5QN - Heritage, Design and Access Statement

6.2

The heritage statement documents the recent history of the property over the last 15 years, highlighting difficulties the owners have encountered, and details the current condition of the property. It also serves as a detailed record of the current condition.

6.3

Previous notes on significance impact from Gary Millers 2015 report-

“The loss of much of the historic fabric of Wayside in the arson attack has severely compromised its significance. What remains now is basically the outer shell of the building, although with large sections of its walling missing. The remnant of the internal stack between the first and second bays of the main range is the only notable surviving internal element, with the remaining key features such as the staircase, beams, roof trusses and wattle-and-daub – all crucial to understanding the date and evolution of the house – entirely lost. While the surviving remnants retain a degree of architectural and historic interest, this is however of a fragmentary nature and cohesion and legibility of the original building has now been lost.”

6.4

In a letter from Historic England 29th Aug 24,
“Historic England accepts that the significance of this listed building has been harmed as a result of events that have led to its current condition.”

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, **or** all the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use (PPF 207).”

The applicant can demonstrate the following:-

- a) the nature of the heritage asset prevents all reasonable uses of the site;

Whilst the residential nature of the asset doesn’t necessarily prevent a reasonable use of the site as a residential dwelling again, its current condition negates this from being achievable as the cost to reinstate the dwelling in a traditional manner would far outweigh its end value making it an unviable proposition.

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

The applicant has marketed the property for sale with the current consents with Adams estate agents Widnes from the 20th June 2017 to the 8th April 2019, and from the 11th October 2022 until present.

In total the property has been on the market for over 4 years and failed to find a buyer.

A letter from the estate agent accompanies the application.

As such this point is considered met.

- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;

The applicant has explored grant-funding, however due to the property being a private residence, no grant funding exists.

See attached letter from Simon Hollis detailing the grant funding that he explored.

d) the harm or loss is outweighed by the benefit of bringing the site back into use (PPF 207)."

The proposals will result, in the total loss of the building therefore causing substantial harm to its significance, however it is our view that the vast majority of the substantial irreversible harm has already been brought about by the arson attacks.

The substantial public benefits brought about from this scheme would be the improvements in visual amenity and reduction in anti-social behaviour on and around the site.

It is considered that these benefits outweigh the loss of the remaining building fabric.

6.5

"Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (NPPF 210)."

This application sets out a realistic plan for a replacement dwelling on the site which the applicant is capable of bringing to completion.

7. BIODIVERSITY NET GAIN

7.1

The application is for one replacement custom built dwelling, and as such falls outside of the scope to provide a biodiversity net gain.

8. GROUND REPORT

8.1

As there is no change of use on the site a Contaminated land or ground report do not accompany this application.

9. PEA AND PRA

9.1

A Preliminary Ecological Appraisal and Preliminary Roost Assessment have been commissioned by the applicant to support the application by Indigo surveys.

Doc ref: PEA & BNG Report - Wayside, Pexhill, Cronton, WA8 5QN (ref 241690)

9.2

PRA findings

The report concluded that;

Building 1 – “Overall, the building was assessed to provide negligible opportunities for roosting bats due to the lack of suitable voids around the building. Therefore, continued works on the building are considered unlikely to have an impact on roosting bats.”

Building B2 – “Overall, building B2 was assessed to provide a low potential to support roosting bats due to the presence of suitable voids around the building, but also taking into account the ingress of weather and ongoing disturbance in close proximity to the building.”

It recommends:

“For a building with a low potential to support roosting bats the guidelines require a single survey carried out during the peak survey season, which is May to August, by sufficient surveyors and Night Vision Aids (NVA) to cover the areas of potential around the building, which is considered to be two surveyors supported by NVA. Appendix VI includes a plan showing the recommended survey vantage points.”

9.3

PEA recommendations:

“The site lies immediately adjacent to Pex Hill Country Park LWS and therefore it is recommended that measures are put in place to ensure that the development does not cause impacts on the LWS.

No Habitats of Principal Importance were identified within the surveyed site. Therefore, there are no recommendations relating to Habitats of Principal Importance.”

BNG

“The development current causes an overall loss of 4.08% in habitat units and no change in hedgerow units, which equates to a deficit of 0.71 habitat units and 0.01 hedgerow units to achieving a 10% gain. This doesn’t meet the requirement for the development to achieve an overall gain of 10% in biodiversity.

It is recommended that either the site design is amended to achieve the additional units required to secure a 10% gain in biodiversity and to correct the trading summary error, or that off site options to offset the units are considered”

A biodiversity net gain calculation has been carried out however as the site is a one off custom build it is outside of the scope of BNG rules 2024.

“It is recommended that precautionary measures for amphibians and reptiles are implemented during any further works carried out on the site. The measures should include the following, as a minimum:

- o All personnel working on the site should be briefed on the potential presence of

- o amphibian and reptile species, how to identify the species and what to do if amphibians or reptiles are encountered,

- o Any further clearance of vegetation or movement of existing materials should be

- o carried out in a careful manner that allows the area underneath to be inspected for

- o amphibians and reptiles,

- o Materials should be stored on pallets or batons where possible and loose aggregates

- o should be stored in bags or compacted.

In the event that individual common amphibians or reptiles are encountered they should be carefully moved to areas of suitable refugia outside the development footprint.

In the event that large numbers of common amphibians or reptiles (5+) or any great crested newts are encountered all works on site should cease immediately and further advice should be sought.

Badgers

It is recommended that any excavations created on the site have at least one sloping side, to allow badgers or other animals to escape. All pipe ends should be capped between shifts to prevent inquisitive animals entering the pipes and becoming trapped.”

The recommendations above will be implemented during the construction phase.

10. REFUSE AND RECYCLING

10.1

The proposed dwellings will provide adequate space for the required waste and recycling bins in line with the assumed requirements of the future residents. Refuse and recycling will take place via council provided services with bins being collected on Pex Hill road.

11. TREE SURVEY

11.1

As no tree works are proposed, or excavation, or construction works in close vicinity to existing trees on site, a detailed tree survey has not been commissioned.

11.2

No trees on the site are protected by a TPO.

11.3

Suitable tree protection fencing will be in place around trees at risk of damage during construction by delivery vehicles close to the entrance of the site.

14. CONCLUSION

14.1

The proposed scheme aims to present a sensible and achievable viable future for the site and bring back into use what is a derelict eyesore.

Given the information provided above it is considered that the proposed development is broadly in compliance with the provisions of the NPPF.

The volume and size of the replacement has been kept to a minimum to reduce the overall impact of the scheme, and although small, will make a valuable contribution to Knowsley's housing needs.

Taken as a whole, the proposed development is therefore broadly compliant with national Green Belt policy, along with policy SD1 and SD2 which seeks to deliver sustainable development and housing within the borough.

14.2

This statement has also shown that the proposals would not cause any detrimental impact on ecology, transport or the greenbelt, which would warrant the refusal of the application. In fact, there are likely to be significant heritage and landscape benefits that would come forward as part of the development. It is considered the merits of the proposal significantly outweigh any perceived harm caused by the development.

14.3

For the reasons considered above the application is recommended for approval.

15. DOCUMENTATION

Document: Planning Statement
Project: Wayside, Pex Hill, WA8 5QN
Client: Dale Kenningham
Job ref: WAY-001
File ref: :\\Client\\WAY-001\\version2
Doc Ref: Wayside WA8 5QN – Rev B

Revision Version:
-1 06/04/2025
-2 15/04/2025