

Regeneration and Economic Development Department

APPLICATION NO: 21/00528/FUL

APPLICANT: Mr & Mrs Drury

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION AND EXTENSION AND ALTERATIONS TO EXISTING OUTBUILDING TO FORM AN EXTENSION TO THE EXISTING DWELLING, AND EXTENSION AND CONVERSION OF OUTBUILDING TO FORM ANNEX/GRANNY FLAT

LOCATION OF SITE: Coopers Farm, Perimeter Road, Knowsley Industrial Park, Kirkby, L33 3AN

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Green Belt

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY 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:

Merseyside Environmental Advisory Service - No objections but have requested a pre-commencement condition for the submission of a Written Scheme of Investigation in relation to two non-designated heritage assets recorded within the site.

Conservation & Design Officer - No comments received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 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:

SITE AND SURROUNDINGS

The application relates to Coopers Farm, which is located on Perimeter Road, off Molly's Lane in Kirkby. The site contains a number of buildings which includes a two-storey detached farmhouse and several

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outbuildings and can be accessed via an existing driveway off Molly's Lane. The application site is also located within a wider area designated as Green Belt.

Coopers Farm was built in the early 18th century and there are two non-designated heritage assets recorded on the Merseyside Historic Environment Record within the site which include the farmhouse and an outbuilding.

PROPOSAL

The application is for the erection of a single storey side extension and extension and alterations to the existing outbuilding to link to the existing dwelling, and extension and conversion of an outbuilding to form an annexe/granny flat.

The proposed single storey extension linking the main dwelling on site to the existing outbuilding located to the south of the dwelling would extend approximately 10.5m from the south elevation of the dwelling and would form an 'L' shape to wrap-around to the side/rear of the outbuilding. At its greatest width, the extension would measure 14.3m and it would also have a pitched roof measuring 2.5m in height to the eaves and 4.2m to the ridge. The alterations would also involve installing glazing on the north elevation of the outbuilding and a roof light along a section of the ridge of the outbuilding. The proposed extension would provide additional living space for a kitchen and a new dining area.

The extension/alterations proposed to the existing outbuilding, which is located to the north of the main dwelling, comprises a small 'L' shaped extension to a small projecting element to the north of the building which would measure 2.0m in length and 2.5m in width. The roof of the existing projecting element would also be altered from a lean-to roof to a flat roof which would have a maximum height of 2.6m. The alterations would also involve raising the eaves height of the eastern portion of the outbuilding by 0.5m and installing new glazing in the south elevation and enlarging the existing window on the east elevation. The outbuilding would be converted into an annexe/granny flat which would contain a kitchen/diner, living area, bedroom, shower room and plant room.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The proposal has been assessed against policies CS2, CS5 and CS19 of the Local Plan Core Strategy (2016) and saved policies G7, H5 and H8 of the Replacement Unitary Development Plan (2006), together with the Householder Development SPD (2016). These policies and guidance require that new development does not constitute inappropriate development in the Green Belt and instead; demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

Saved Policy G7 of the UDP relates to alterations and extensions to existing dwellings within the Green Belt. The policy stipulates that extensions and alterations within the Green Belt will generally be permitted providing they meet certain criteria. The form and materials of the development should respect the appearance of the existing dwelling and preserve the openness of the Green Belt. In relation to the size of extensions in the Green Belt, the explanation goes on to state that enlargements of over 50% will normally be classed as disproportionate. The size of the 'original dwelling' is defined as 'That which existed on 1 July 1948, or the dwelling as originally built if this is later'. Para 9.2 of the Householder Development SPD clarifies that this limit of 50% relates to volume.

In terms of existing outbuilding located to the north of the main dwelling, given the proposal to convert this building into an independent unit which will not be functionally linked to the main dwelling, this can be considered a standalone building for the purposes of the 50% Green Belt assessment. The proposed single storey extension and alterations to the eaves height of this outbuilding constitutes minor development and as a result, the proposed development would be well below 50% of the size of the original outbuilding and therefore, it is an acceptable addition to the building.

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The main dwelling on site is original except for the existing porch on the west side of the dwelling and the garden room to the northeast of the dwelling, both of which are later additions to the building. The outbuilding to the south of the property is also original and therefore, as the application proposed to link these two buildings, the size of the 'original dwelling' will comprise the combined volume of the main dwelling and southern outbuilding.

The combined footprint of the original dwelling and original outbuilding is approximately 112.11m² and the footprint of the proposed single storey link extension is 65.62m². Whilst Saved Policy G7 relates to volume, based on the calculated footprint of the buildings, it is clear that the proposed single storey addition would not exceed the combined volume of the single storey outbuilding and the two-storey dwelling and would not therefore exceed the 50% allowance. Overall, the proposed development would comply with Saved Policy G7 and is not considered to compromise the openness of the Green Belt.

VISUAL IMPACT

In addition to volume, the visual impact of the proposal needs to be assessed. The proposed extensions/alterations are relatively minor in nature and the additions would not result in a disproportionate addition to the original buildings on the site. Therefore, the development is not considered to cause harmful visual impact.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed development would be faced in materials which match the existing buildings on the site and would be in keeping with the scale and appearance of the buildings. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

MEAS have requested a condition to ensure that a building recording survey (WSI) is undertaken before development commences. Such a condition would have to be a pre-commencement condition and would require the agreement of the applicant who in this instance has questioned the need for the condition. On balance, the application is for householder development and the homeowner could undertake alterations using their permitted development rights without undertaking a WSI. Furthermore, there is no evidence that the building is of particular merit or includes any historic features. Taking this into account it would not be reasonable to refuse the application due to the lack of a WSI.

RESIDENTIAL AMENITY

Given the position and proximity of the proposal to surrounding neighbouring properties, the development would not significantly affect the amenity of nearby residents.

HIGHWAYS

There is sufficient space within the curtilage of the property to park vehicles which would comply with the Council's parking standards.

CONCLUSION

The proposed development would not exceed more than 50% of the size of the original buildings on site and therefore, the scheme would comply with Policy G7 of the Knowsley Replacement UDP, and NPPF para 149 c) and is not considered to be detrimental to the openness of the Green Belt.

The proposed development is also considered to be acceptable in terms of design, access, crime prevention, visual impact, residential amenity and highways and would comply with the Knowsley Local Plan Core Strategy, the Unitary Development Plan and NPPF para 149 c). As a result, the application is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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.

- 45) 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, Part 1 Classes a), aa), b), d) or e), or any amendments made to that Order, shall not apply unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To prevent inappropriate development in the Green Belt in accordance with Core Strategy Policy CS5, Unitary Development Plan policy G7 and NPPF Para 149.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/07/2021	A-002	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS - OUT-BUILDING
24/06/2021	A-006	-	PROPOSED ELEVATIONS - HOUSE
24/06/2021	A-005	-	PROPOSED FLOOR PLANS - HOUSE
24/06/2021	A-007	-	PROPOSED ELEVATIONS - HOUSE

Informatives

Louise Everard
20 October 2021

Alan Kilroe
22 October 2021

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