

Planning Statement

For Mr Michael Rowland | 23-429

Proposal: Demolition of equestrian buildings and construction of four dwellings

Site: Wheathill Riding Centre, Naylors Road, Knowsley, Liverpool, L27 2YA

Project: 23-429
Site Address: Wheathill Riding Centre, Naylor's Road, Knowsley, Liverpool, L27 2YA
Client: Mr Michael Rowland
Date: 08 September 2023
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Appendices

- EP1.** Pre-app response dated 3 February 2023
- EP2.** Pre-app response dated 1 June 2023



1. Introduction

- 1.1 This planning statement has been prepared to accompany an application seeking full planning permission for the demolition of equestrian buildings including stables and a horse walker and the construction of four detached dwellings at Wheathill Equestrian Centre.
- 1.2 The application follows a pre-application consultation for redevelopment of the site, the details of which are set out in the following section of this statement.
- 1.3 The site is located within the Green Belt as identified in the adopted local plan. A full assessment of the development against Green Belt policy is set out in this statement.
- 1.4 As the site currently consists of equestrian buildings, it is therefore previously developed land as defined in the Framework where redevelopment is acceptable provided the proposal has no greater impact on the openness of the Green Belt than the existing development. It will be demonstrated that the proposed dwellings would have no greater impact on the openness of the Green Belt than the existing development. Therefore, it would not be inappropriate development in the Green Belt as defined in Policy CP8 and paragraph 149 of the Framework.
- 1.5 There would be no adverse harm to the character and appearance of the countryside, the amenity of neighbouring properties or highway safety.
- 1.6 The proposed development would be a sustainable form of development that would comply with policies set out in the development plan and The Framework. Therefore, in accordance with paragraph 11 of the Framework, planning permission should be approved.

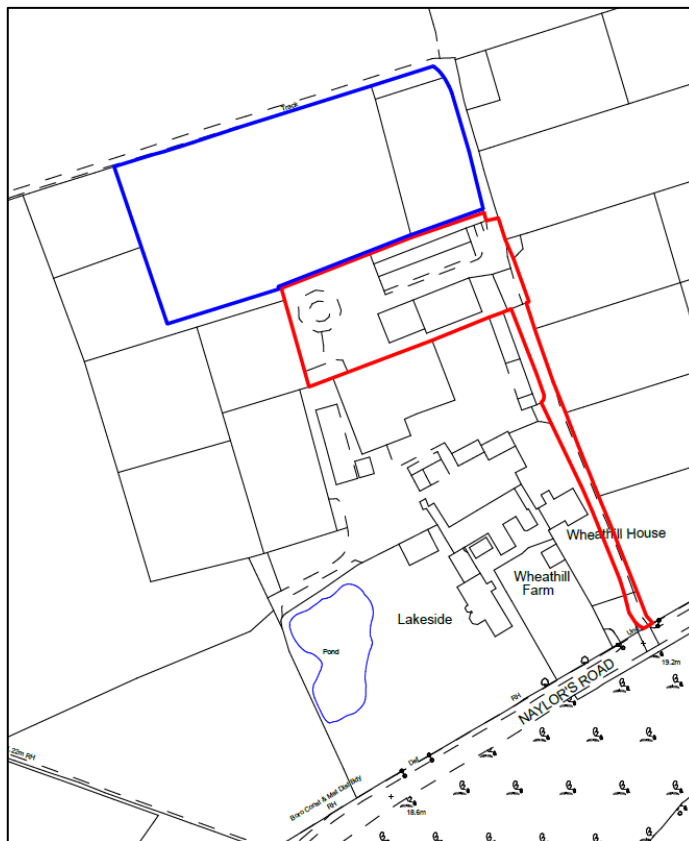


2. Context

Site location and description

- 2.1 The application site is approximately 3,981 m² in size and located on the north side of Naylor's Lane, approximately 280 metres northeast of the urban area of Belle Vale, a district of Liverpool.
- 2.2 The site comprises a detached building with dual pitched roof which comprises 16 stables and ancillary storage. To the west of the building is a detached horse walker. To the north of the buildings is a menage. The site was previously an equestrian training centre and livery yard but is currently redundant and disused since March 2020.
- 2.3 Land to the south is a school extension which is currently under construction.

Location plan:



Locational sustainability

- 2.4 The site is located approximately 1.5km from the Belle Vale Shopping Centre.



- 2.5 There are a number of shops and services in the shopping centre and the local area immediately adjacent to the shopping centre.
- 2.6 Belle Vale Primary School is located approximately 1.7km from the application site, southeast of the shopping centre.
- 2.7 There are bus services available with bus stops approximately 250 metres to the east on Naylors Road and 350 metres to the west of the site on Naylorsfield Drive.
- 2.8 Although the site is within a rural location, it is located within walking and cycling distance of local services and is a sustainable location for new residential development.

Relevant planning history

- 2.9 The site is known as the Wheathill Equestrian Centre and was also referred to as the Wheathill Riding Centre in the planning history.

Application site – Wheathill Equestrian Centre/Wheathill Riding Centre

- 2.10 An application was submitted for *“ERECTION OF STABLE BLOCK TO PROVIDE ACCOMMODATION FOR 14 HORSES TOGETHER WITH TACKROOM AND FEEDSTORE (EXISTING STABLES TO BE DEMOLISHED)”*. The application was given reference 08/00622/FUL and was approved on 18 December 2008. This was subsequently constructed and is the building subject to this application.
- 2.11 Planning permission 09/00141/FUL was approved on 18 June 2009 for the *“ERECTION OF INDOOR EXERCISE AREA WITH STORAGE AREA (EXISTING NISSAN HUT/STABLE TO BE REMOVED)”*. This related to a building immediately to the north of the existing building. It is understood that work started on site through the demolition of the former Nissan Hut/stable. The hardstand of this structure remains on site. No further work has been undertaken but it remains extant and capable of construction.

Land to the south – Wheathill Riding Centre

- 2.12 An application was submitted for the *“CONVERSION OF EXISTING BUILDINGS TO FORM 4 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED DETACHED GARAGE BLOCK, TOGETHER WITH CONSTRUCTION OF DETACHED GARAGE IN ASSOCIATION WITH EXISTING DWELLING, ALTERATIONS TO VEHICULAR ACCESS AND ASSOCIATED WORKS”*. The application was given 08/00564/FUL and was approved on 24 November 2008.



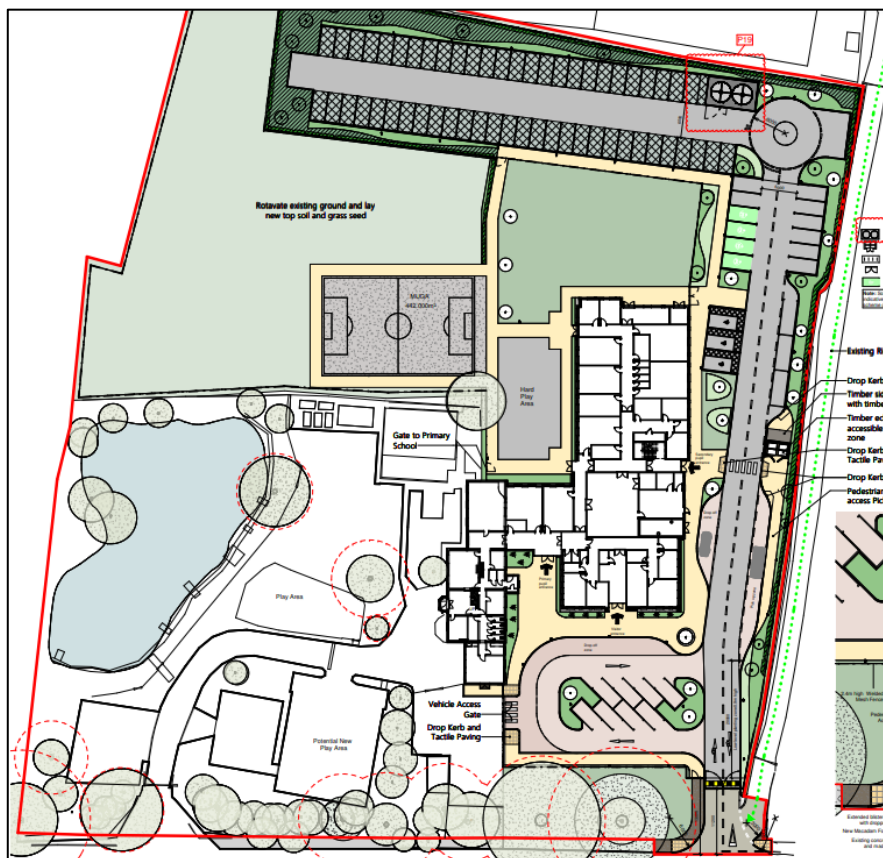
- 2.13 An application was submitted for the “REMOVAL OF CONDITION NO. 2 ATTACHED TO PLANNING PERMISSION K/APP/14024 WHICH RESTRICTED OCCUPANCY OF DWELLING”. The application was given reference 09/00056/FUL and was approved on 26 February 2009.
- 2.14 An “APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 08/00564/FUL (CONVERSION OF EXISTING BUILDINGS TO FORM 4 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED DETACHED GARAGE BLOCK, TOGETHER WITH CONSTRUCTION OF DETACHED GARAGE IN ASSOCIATION WITH EXISTING DWELLING, ALTERATIONS TO VEHICULAR ACCESS AND ASSOCIATED WORKS) TO ALLOW FOR ALTERATIONS TO THE APPROVED WINDOWS, REMOVAL OF A ROOFLIGHT & THE INSTALLATION OF AN ADDITIONAL VELUX” was approved on 9 September 2011 (08/00564/FUL).
- 2.15 An “OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 18 NO DWELLINGS AND ASSOCIATED WORKS (EXISTING FARMHOUSE TO BE RETAINED) - ALL MATTERS RESERVED FOR FUTURE APPROVAL” was submitted which was given reference 16/00082/OUT and was refused on 20 September 2016. An appeal was lodged which was allowed on 18 October 2017. However, this was not implemented.
- 2.16 An application was then submitted for “DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING”. The application was given reference 21/00398/FUL and was approved on 18 November 2021. This formed an extension to the adjacent Lakeside School. This has been implemented and is currently under construction. The car park of the school adjoins the south boundary of the application site with a shared access onto Naylor's Road.
- 2.17 Three non-material amendments were subsequently submitted.
- 2.18 A further application was submitted for “NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) AMENDMENT SOUGHT TO ALLOW CHANGES TO APPROVED PLANS - WINDOW AND DOOR POSITIONS UPDATED TO REFLECT DETAILED DESIGN (WINDOWS IN FRONT OF STRUCTURAL STEELS), PV REMOVED FROM TWO STOREY BLOCK ROOF, ROOF MATERIAL CHANGED TO COMPOSITE SLATES ON TWO STOREY BLOCK ROOF TO MATCH SINGLE STOREY ROOF (P1 TYPE) AND TO CONDITION 21 TO ALLOW ESSENTIAL (INTERNAL) NON-NOISY WORKS TO TAKE PLACE ON SITE OUTSIDE OF THE IDENTIFIED HOURS OF OPERATION”. The application was given reference 21/00398/NMA and was approved on 8 February 2022.
- 2.19 An application was submitted for “NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00398/FUL TO ALLOW THE INSTALLATION OF WATER TANKS”. The application was given reference 21/00398/NMA1 and was approved on 4 February 2022.



2.20 The most recent application was for “A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) - AMENDMENT SOUGHT TO AMEND THE WORDING OF CONDITION 14”. The application was given reference 21/00398/NMA2 and was approved on 25 April 2022.

2.21 An extract of the approved site plan is illustrated below. The application site is immediately to the north of the layout indicated below.

Approved site plan:



Pre-application consultation

2.22 A pre-application consultation was submitted on 6 December 2022. It proposed the demolition of all buildings and the construction of five dwellings.

2.23 A pre-application response was received dated 3 February 2023. A copy of the response is attached at Appendix EP1.

2.24 The response concluded:



“The Local Planning Authority does not consider that the current proposals positively reflect the site’s local surroundings and would result in a very suburban style development which is out of keeping with its current agricultural status as land located in the Green Belt. Notwithstanding this, the site provides an opportunity for appropriate development on previously developed land and the Local Planning Authority is willing to positively work with the applicant to ensure appropriate development is delivered on site and would welcome the opportunity to consider revised plans on this basis ahead of any formal planning application being submitted.”

- 2.25 As a result of the feedback, a revised set of plans was submitted. The scheme reduced the number of units from 5 to 4 and revised the layout and design of the units.
- 2.26 A further written response was received dated 1 June 2023. A copy of the response is attached at Appendix EP2. Comments were provided on the general arrangement and the use of materials. The scheme has been subsequently amended to address the concerns raised.



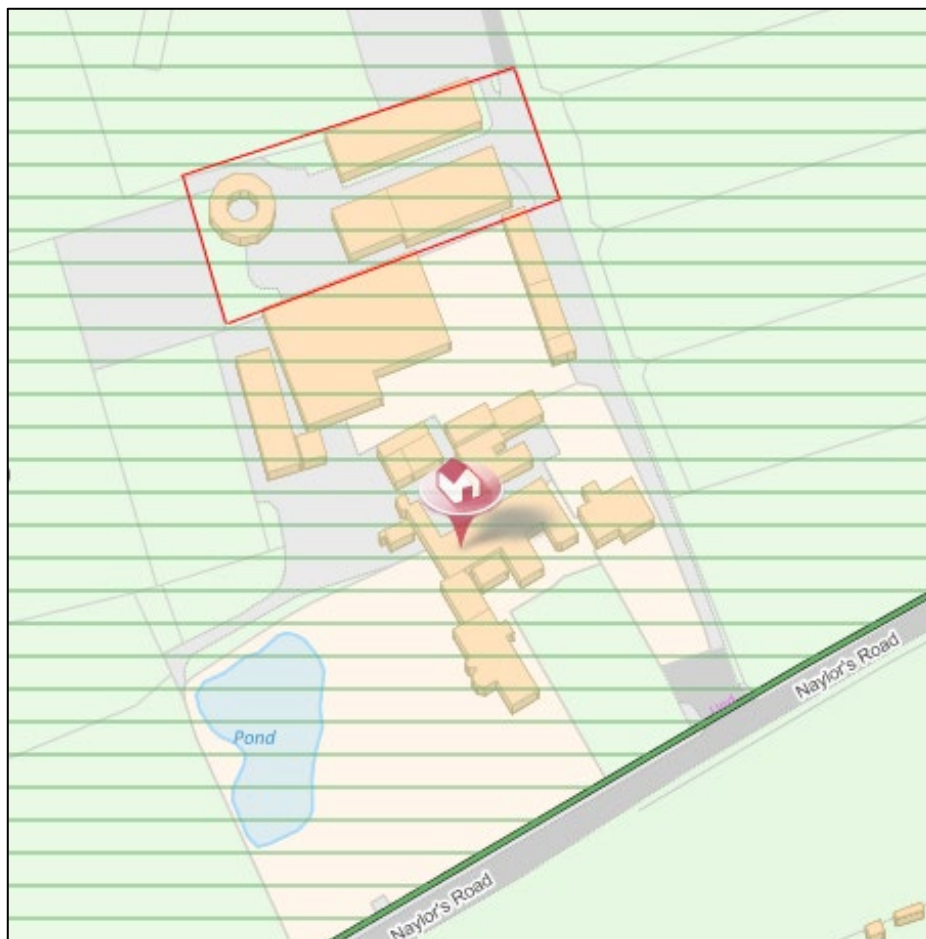
4. Policy context

- 4.1 The following is a summary of relevant national and local planning policy and guidance and will be assessed against the proposed development in Section 5 of this statement.

Development Plan

- 4.2 The development plan comprises the Knowsley Local Plan Core Strategy and the saved policies of the Knowsley Replacement Unitary Development Plan.
- 4.3 The site is located within the Green Belt as identified in the local plan.

Local plan proposals map (not accurate red edge - for identification purposes only):



Knowsley Local Plan Core Strategy (2016)

- 4.4 The following policies are relevant to the consideration of the application proposal:



- Policy SD1 – Sustainable development.
- Policy CS1 – Spatial strategy for Knowsley.
- Policy CS2 – Development principles.
- Policy CS3 – Housing supply, delivery, and distribution.
- Policy CS5 – Green Belt.
- Policy CS7 – Transport networks.
- Policy CS15 – Delivering affordable housing.
- Policy CS19 – Design Quality and Accessibility in New Development.
- Policy CS24 – Managing flood risk.

4.5 The above policies will be referred to further in Section 5 of this statement.

Knowsley Replacement Unitary Development Plan (adopted June 2006)

4.6 There are no saved policies relevant to the consideration of this proposal.

Other material considerations

National Planning Policy Framework (2023)

4.7 Paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development”. It also states that for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.8 The following sections of the Framework are considered relevant to the consideration of this application:

- 2. Achieving sustainable development
- 4. Decision-making



- 5. Delivering a sufficient supply of homes
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 13. Protecting Green Belt land

Supplementary Planning Documents

4.9 The following Supplementary Planning Documents are material considerations:

- Design Quality in New Development (January 2016)
- Developer Contributions (June 2016)
- Amended New Residential Development (September 2018)



5. Planning considerations

5.1 This section of the statement will address the main planning considerations.

Principle of Development

5.2 Policy SD1 of the Core Strategy reflects the guidance in paragraph 11 of the Framework and states that planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

5.3 Policy CS1 refers to the spatial strategy for Knowsley and states that spatial development will be achieved by the following, amongst other matters:

“an efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land”.

5.4 The proposed development would fall within this category.

5.5 Policy CS2 refers to development principles and states that, amongst other matters, development should recognise environmental limits, protect, and enhance environmental assets, enhance local character and promote quality of place by:

“c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice.

d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently”

5.6 Policy CS3 relates to housing supply, delivery and distribution and states that:

“Provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028, at an annual average of 450 dwellings per annum. This is a minimum net figure, accounting for conversions, changes of use to and from residential use, and clearance of dwellings via demolition and is required to meet the need for new housing over the Plan period” (emphasis added).

5.7 The proposal would add to the supply and choice of high-quality residential development on previously developed land. As set out in Section 3 of this statement, it is in a sustainable location within walking and cycling distance of shops and services. The principle of development would therefore comply with the above policies.



- 5.8 As the site is located within the Green Belt the main consideration with the application proposal is the effect on the Green Belt. This matter is assessed below.

Green Belt

- 5.9 Policy CS5 of the Core Strategy relates to development in the Green Belt. It repeats the Framework in stating that inappropriate development will not be permitted in the Green Belt except in very special circumstances. It also refers to the redevelopment of major developed sites which will be identified in the local plan. The application site is not identified in the local plan as a major previously developed site.

- 5.10 Paragraph 5.43 of the Core Strategy states:

“5.43 The Council wishes to allow appropriate future development within previously developed sites in the Green Belt provided the openness of the Green Belt is preserved. Such sites vary widely in type and size and smaller sites will not be identified specifically on the Policies Map. However, a number of previously developed sites in Knowsley's Green Belt including Kings Business Park and several sites used for operational needs by utility companies are of a major scale. The Council intends to identify these major sites in the Local Plan: Site Allocations and Development Policies, which may also include detailed policy guidance regarding new development within them”.

- 5.11 Previously development land (PDL) / brownfield land is defined in the glossary as:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time”.

- 5.12 This reflects the definition of PDL in the Framework.

- 5.13 The site should clearly be regarded as previously developed land having been used for equestrian purposes until March 2020. The site has remained redundant since that time.

- 5.14 It is noted in the pre-application consultation response it states:

“Saved Policy G6 of the adopted UDP states proposals for the conversion or change of use of existing buildings will be permitted provided they meet all the following criteria



listed under the policy. Policy G6 requires that proposals do not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it and that the building is of permanent and substantial construction and that major reconstruction would not be necessary to accommodate the proposed development”.

5.15 We are of the view that this saved policy is not relevant to the consideration of this application as it relates to the conversion and change of use of existing buildings.

5.16 In this case the proposal is to demolish existing buildings. The buildings are of permanent and substantial construction, but reconstruction is proposed to accommodate the proposed development. However, this would not be an inappropriate development for the reasons set out below. It is accepted that the proposal should not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it which is assessed below.

5.17 Paragraph 149(g) of the Framework advises that the construction of new buildings will be inappropriate development in the Green Belt. Exceptions listed include:

“g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.18 Affordable housing is not proposed by this application, so the last part of the policy is not relevant to this application.

5.19 It is noted that the pre-application consultation response states:

“It is accepted that the site is previously developed land located within the Green Belt and therefore has potential for redevelopment in accordance with paragraph 149(g) set out above”.

5.20 As such, it has been agreed that in accordance with paragraph 149(g) of the Framework, redevelopment of the site would not be inappropriate provided the proposal has no greater impact on the openness of the Green Belt than the existing development.

5.21 The National Planning Practice Guidance states that:



“Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- the degree of activity likely to be generated, such as traffic generation.*

Paragraph: 001 Reference ID: 64-001-20190722

Revision date: 22 07 2019”

5.22 The development should therefore be assessed having regard to both the effect on the spatial and visual aspects of the Green Belt.

5.23 A spatial assessment is set out below with a comparison of the scale and massing of the existing and proposed buildings with figures provided by the architect. Please note that the figures below do not include the horse walker following pre-application discussions. However, the removal of the structure would be to the benefit of the openness of the Green Belt in spatial and visual terms and should be considered in the overall assessment.

	Existing	Proposed	Difference	Total % difference
Footprint	466 m ²	512 m ²	+ 46 m ²	+9.9 %
Volume	2,238 m ²	2,208 m ³	- 30 m ³	- 1.3 %
Eaves	3.87 m	3.06 m (max)	- 0.81 m	- 20.9 %
Ridge	5.59 m	6.08 m (max)	+ 0.49 m	+ 8.8 %

5.24 As you can see from the table above, the proposed dwellings would result in a minor 9.9% increase in footprint but a 1.3% reduction in volume. We would reiterate that these calculations do not include the horse walker which itself is a permanent structure which has an impact on the openness of the Green Belt and would be demolished as part of these proposals.

5.25 The proposed dwelling would result in a reduction in the eaves height (-0.81 m) compared with the existing stable building and a very minor increase (+0.49) in ridge height.



- 5.26 Having regard to the above assessment, the proposed development would have no greater impact on the openness of the Green Belt than the existing development in spatial terms.
- 5.27 In visual terms, there would also be no adverse impact on the openness of the Green Belt.
- 5.28 As can be seen from the site layout overlay plan, the position of the proposed dwellings would be on the footprint of existing buildings and well screened from public vantage points by the school currently under construction. This would partially screen the development from Naylor's Road. The site would not be isolated, and any views of the proposed development would be seen in the context of the adjacent school.
- 5.29 The layout and scale of the development would ensure there would be no harm to the openness of the Green Belt in spatial or visual terms when seen in the context of the adjacent school development, currently under construction. There would also be no conflict with the 5 purposes of including land in the Green Belt as set out in paragraph 138 of the Framework.
- 5.30 For the purposes of Policy CS5 of the Core Strategy and paragraph 149(g) of the Framework, the proposed development would not have any greater impact on openness when compared with the existing development.
- 5.31 As such, the proposal would not be an inappropriate development in the Green Belt. No very special circumstances are therefore required to justify the approval of planning permission.

Very Special Circumstances

- 5.32 Notwithstanding the above, should it be concluded that the proposal would be inappropriate development in the Green Belt, there are very special circumstances in this case which would outweigh any harm to the Green Belt by reason of inappropriateness.
- 5.33 Paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances (VSC). Therefore, it is incumbent on the applicant to demonstrate that such circumstances exist, to justify granting permission for the proposed development.
- 5.34 Paragraph 148 of the Framework states that VSC will not exist unless the potential harm to the Green Belt and other harm resulting from the proposal is clearly outweighed by other considerations. The Framework does not prescribe or define the scope of what may amount to very special circumstances. The weight to be given to material considerations is therefore dependent upon the context of each individual case.



5.35 The Encyclopedia of Planning Law, paragraph 70.30 of the commentary to Section 70 of the Town and Country Planning Act 1990 states that:

“The planning authority are entitled, and indeed obliged, to have regard to the ‘fallback’ position, i.e., what the applicant could do without any fresh planning permission”.

5.36 It is therefore important to consider what alternative options the applicant would have for developing this site should planning permission be refused. The fallback option is capable of being a very special circumstance and should be given significant weight in considering the scale of the proposed application.

5.37 There are principles established in case law relating to fallback as a material consideration in decision making, and the weight to be attributed to it. In summary, these are referred to in the judgment of *Mansell v Tonbridge and Malling* [2016] EWHC 2832 (Admin), subsequently upheld in the Court of Appeal. This confirmed 3 elements to the test relating to fallback as a material consideration:

- Whether there is a fallback (i.e., a lawful ability to undertake the development);
- Whether there is a likelihood or real prospect of it occurring; and, if so
- A comparison must be made between the proposed development and the fallback.

5.38 As set out in the planning history, planning permission was granted in June 2009 for the demolition of a Nissan hut/stable building and the construction of an indoor exercise area and storage associated with the equestrian use of the site. This related to a building immediately to the north of the existing building.

5.39 It is understood that work started on site through the demolition of the former Nissan Hut/stable. The hardstanding base of this structure remains on site. No further work has been undertaken but the demolition implemented the permission and it remains extant and capable of construction. The first test is therefore met.

5.40 The second strand of the legal test relates to the prospect of the development being carried out. There can be no doubt that the applicants would construct the building to develop the site if planning permission were to be refused for residential development. It is a viable and realistic alternative to developing the site if given no other option. The second strand of the test relating to fallback is therefore met.

5.41 In terms of the third test, a comparison is made between the extant approval and that currently proposed. The extant permission would introduce a further building to the site which would measure 36.5 metres long by 15.2 metres wide and 6.2 metres to the ridge. If this building were to be constructed in accordance with the approved plans, it would significantly increase the footprint and volume of development on the site which would impact on the openness of the Green Belt.

5.42 It is noted that in the pre-application consultation response when considering the fallback, it states:



“Whilst it is accepted that the footprint and volume would increase if the stable hut was erected, it is an agricultural building that is considered appropriate development within the Green Belt and would not appear out of place within its rural setting. Accordingly, it is not considered that VSCs exist”.

- 5.43 We would highlight that the approval was not for an agricultural building. The planning permission was for an indoor exercise arena and storage in connection with the equestrian use on the site. It would therefore also fall within the definition of previously developed land. This is not an agricultural activity, and the approval was not for an agricultural building.
- 5.44 The proposed residential redevelopment of the site would result in a significant reduction in footprint and volume of development when considering the fallback option. This is a significant material consideration which is a very special circumstance which would outweigh any harm by reason of inappropriateness.



6. Relevant decision

- 6.1 An application was submitted seeking outline consent for *“the demolition of existing buildings and residential development comprising up to 18 dwellings and associated works together with retention of existing farmhouse”* on land immediately to the south of the application site.
- 6.2 The application was refused by Knowsley Council by decision notice dated 8 September 2016 (ref: 16/00082/OUT). An appeal was lodged which was allowed on 18 October 2017.
- 6.3 The proposal represented the redevelopment of buildings in connection with a former equestrian riding school and therefore the circumstances are very similar to the application site. In that case the Inspector considered the spatial and visual impact of development on the openness of the Green Belt.
- 6.4 The Inspector concluded:
- “14. I conclude for the aforementioned reasons that the proposal would not result in a greater overall impact on the openness of the Green Belt in either spatial or visual terms or the purposes of including land within it. Accordingly, it would not conflict with the Framework or with Policy CS5 of the Knowsley Local Plan Core Strategy 2016 (CS) insofar as they seek to resist development that would result in a greater impact on the openness of the Green Belt.”*
- 6.5 No concerns were raised in respect of other matters including the location for new residential development or in respect of the impact on the character and appearance of the area or the amenity of neighbouring properties.
- 6.6 The proposal would result in a smaller development than that previously considered acceptable on the adjacent site.
- 6.7 The above decision is a material consideration.



7. Other material considerations

Character and appearance of the countryside

- 7.1 Policy CS19 refers to design quality and accessibility and states that new development will be expected to:

“Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment”

- 7.2 The proposal has been designed to meet the above objectives. There would be no harm to the character of the site, indeed there would be a positive enhancement.
- 7.3 As set out in the response at Appendix **EP1** concerns were raised at pre-application stage relating to layout, design and materials and the impact the development would have on the countryside. As a result, revisions were submitted reducing the number of units, scale of dwelling, design, and use of materials. Further comments detailed in the response at Appendix **EP2**. The scheme has been re-designed having regard to all comments received.
- 7.4 The proposal would create a high-quality residential development. The proposal has been designed having regard to the pre-application comments to sit comfortably within the site having regard to the context of the site and its surroundings including the relationship with the adjacent school.
- 7.5 Any views of the proposed building from Naylor's Road and wider areas should be considered in the context of the adjacent school. New landscaping including enhanced boundary treatment could be provided which could be controlled by condition.
- 7.6 In summary, the proposal would not result in any adverse impact on the character and appearance of the countryside and there would be no conflict with local plan policy.

Residential amenity

- 7.7 Policy CS19 refers to design quality and accessibility in new development and requires development to maintain a good standard of amenity for all existing and future occupants of land and buildings.
- 7.8 The site adjoins a car park serving the adjacent school to the south. There are no neighbouring dwellings that would be affected by the proposed residential development of the site. The dwellings would provide adequate space, light and privacy between each other.



- 7.9 Having regard to the proximity of the site to a school and the M62, a noise impact assessment has been submitted with the application. The report concludes:

“5.12 Subject to the recommendations for mitigation measures made above we conclude that potential noise impact from road traffic would not result in any unacceptable harm to residential amenity by reason of noise disturbance.

5.13 Furthermore, ‘significant adverse impacts’ would be avoided and ‘adverse impacts’ would be mitigated/minimised, bringing the development in line with the aims of the Noise Policy Statement for England (NPSE) 2010, also policies CS19 and ENV02 of the Knowsley Local Plan”.

- 7.10 The proposal would comply with Policy CS19.

Highway safety

- 7.11 Policy CS7 refers to transport networks and states that new development will be required to be:

“Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles”.

- 7.12 As set out in Section 2 of this statement, the site is within walking and cycling distance of shops and services and close to bus services. The site is therefore within a sustainable location.
- 7.13 Development is also required to comply with adopted vehicle parking standards. The council’s SPD on new residential development provides parking guidelines. The proposal would provide 4, three-bedroom dwellings which require a maximum of 2 parking spaces.
- 7.14 The proposed layout provides 2 parking spaces plus a garage for each dwelling. This would be sufficient to serve the proposed development. In addition, each dwelling would benefit from a secure shed for the parking of 2 bicycles and an electric vehicle charging point.
- 7.15 No highway safety concerns were raised in consideration of the pre-application enquiry.
- 7.16 The proposal would comply with Policy CS7 and the council’s SPD.

Flood risk

- 7.17 Policy CS24 refers to managing flood risk and states that new development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.



- 7.18 The site is within flood zone 1 and therefore is at low risk of flooding. Having regard to the location, size of site and scale of development, a flood risk assessment should not be required.
- 7.19 The proposal would therefore comply with Policy CS24.

Affordable housing

- 7.20 Policy CS15 refer to delivering affordable housing and states that all proposed market sector housing developments which have a capacity of 15 dwellings or more, a minimum provision of affordable housing will be sought a detailed in the policy. However, the proposal is for 4 dwellings so no affordable housing should be required.
- 7.21 The Framework (2023) states that provision of affordable housing should not be sought for residential developments that are not major development. The definition of 'major development' is set out in the glossary to the Framework as:

"Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more."

- 7.22 The proposal would result in a net increase of 4 dwellings on the application site. As set out previously, the total site area is 0.39 hectares in size. Therefore, having regard to the Framework, no affordable housing should be required.
- 7.23 The proposal would not conflict with Policy CS15 and the Framework.



8. Summary and conclusions

- 8.1 This application seeks full planning permission for the demolition of equestrian buildings including stables and a horse walker and the construction of four detached dwellings at Wheathill Equestrian Centre.
- 8.2 The application follows a pre-application consultation for redevelopment of the site.
- 8.3 The site is located within the Green Belt as identified in the adopted local plan. As the site currently consists of equestrian buildings, it is therefore previously developed land as defined in the Framework where redevelopment is acceptable provided the proposal has no greater impact on the openness of the Green Belt than the existing development.
- 8.4 It has been demonstrated that the proposed dwellings would have no greater impact on the openness of the Green Belt than the existing development. Therefore, it would not be inappropriate development in the Green Belt as defined in Policy CP8 and paragraph 149 of the Framework.
- 8.5 Notwithstanding the above, should it be concluded that the proposal would be an inappropriate form of development in the Green Belt, then there are very special circumstances which would outweigh any harm.
- 8.6 It has also been demonstrated that there would be no adverse harm to the character and appearance of the countryside, the amenity of neighbouring properties or highway safety.
- 8.7 The proposed development would be a sustainable form of development that would comply with policies set out in the development plan and The Framework. Therefore, in accordance with paragraph 11 of the Framework, planning permission should be approved.



EP1

By email only to: info@msaarchitects.co.uk

Our Ref: 22/00767/PREAPP

Date: 03.02.2023

Dear Mr. Summers,

Re: Pre app advice reference: 22/00767/PREAPP

Please find my advice relating to your recent enquiry regarding the development of land at Wheathill House, Naylors lane for residential development of 5 dwellings.

Site description

The site is adjacent to the ongoing development at Lakeside School located south of the site. To the north of the site is agricultural land within the applicant's control beyond which is the M6. To the west and east boundaries is agricultural land with a Public Right of Way located in the latter running north to south connecting to Naylors Road.

The application site is located 132m north of Naylors Road. It is located in the Green Belt and previously used as an equestrian training centre and livery yard. It has been vacant since March 2020. Access is provided in the form of a single track off a shared junction with Lakeside School.

The site comprises a detached agricultural building with dual pitch roof formerly used as stabling and ancillary storage. Hardstanding is located immediately adjacent to the agricultural building and is the foundations of a previously approved scheme that was never fully implemented. To the west of the agricultural building is a detached horse walker. To the north of the site is a menage.

Proposal

The proposed development relates to the demolition of the existing stabling, storage area and horse walker and the erection of 5 dwellings. The proposed development would include provision for 2no. two storey detached dwellings located at the western boundary together with 3no. single storey detached bungalows located on the site's southern. The development would be screened by 1.8m brick wall between the properties and together with native species hedging forming the site boundary.

Each property would benefit from two vehicle parking spaces together with 2no. separate vehicle parking spaces located north of the access track for occasional visitors to serve the development as a whole. A private foul drainage system and new swale is to be provided to manage waste treatment and surface water run off respectively.

The access track to the site measures 3.8m – 5.4m in width. The boundary treatment would be akin to that used in the ongoing school development which will include post and rail fence and strengthening of the existing boundary hedgerow. It is noted that no pedestrian access is to be provided.

Response from Consultees

Full copies of consultation responses received in respect of the development proposals are set out in Appendix 1 of this advice. A summary of responses received are set out below:

Environmental Health

Environmental Health have reviewed the information submitted in relation to the preapplication request and raise no objection to the principle of development. They do provide the following comments:

- In respect of noise, the sit is positioned close to the M62 and positioned behind a primary and secondary school which is currently being built and not in use at present. The proposed plans for the secondary school include a multi-use gaming area within the playground. A noise assessment for the proposed development is therefore required.
- The site has been previously used as agricultural land and there may be possibility of exposure to previous contamination. If permission is granted a phase 1 site investigation should be submitted prior to works commencing.
- Construction management plan and construction hours will be secured via condition in the interests of residential amenity.

Merseyside Environmental Advisory Service

The following comments are made:

- A full Habitats Regulations Assessment would not be required for any future development of the site.
- The buildings requiring demolition could provide habitat for roosting bats on site. A preliminary roost assessment will therefore be required as part of any future planning application.
- The applicant should aim to maximise the biodiversity potential of the new fallow field with native species planting.
- The hedgerows along the access track and site boundaries are supported. Any future application should be supported with the DEFRA Small Sites Metric.
- Development is considered to have negligible archaeological potential and archaeology does not need to be further considered.

Highways

The outline proposal is acceptable in principle. The following comments are made:

- The proposed double length driveways should provide a minimum of 11m in length and 3m in width. The 2.5m x 5m visitor spaces are acceptable.
- Number of residential units should not increase from what is currently proposed due to the proximity of the newly developed Lakeside School and shared access arrangement. Any future proposals which may add further dwellings to the site (or surrounding area), which would utilise the same proposed access route will be received negatively by Highways and are strongly discouraged.
- Further information is required regarding access and services to the site. Information regarding bin collection will be required as KMBC bin collection vehicles will not enter private land and the development site will not be adopted by the Council through any s38 agreements. Naylors Road is also unsuitable for bin storage due to the narrow pedestrian footpaths and its proximity to the entrance of Lakeside school. No bin collections take place currently from this road and as such no precedence is set. More detail is therefore required. For further information or queries regarding this matter, KMBC Waste Services should be contacted by the applicant.



Knowsley Council

- Swept paths will also be required for the development. A swept path showing a fire engine entering the site in a forward gear, turning around on the site, and exiting the site in a forward gear will be required. A fire engine will need to be able to get within 45m of all parts of each dwelling. Furthermore, a swept path showing a large car and a delivery vehicle passing each other on the access road will be required. The passing point may be utilised. This is to ensure that vehicles are not reversing long distances on to Naylor's Road or around the entrance point of Lakeside School.
- Liverpool City Council will need to be consulted as to this proposal. Naylor's Road forms part of their adopted highway boundary and they will need to be satisfied as to the proposed access arrangements.

National and Local Planning Policy

Development Plan Policies

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following:

Knowsley Local Plan Core Strategy 2016

- Policy SD1: Sustainable Development
- Policy CS1: Spatial Strategy for Knowsley
- Policy CS2: Development Principles
- Policy CS3: Housing Supply, Delivery and Distribution
- Policy CS5: Green Belt
- Policy CS7: Transport Networks
- Policy CS19: Design Quality and Accessibility in New Development

Policy SD1 sets out the Local Planning Authority's approach to the delivery of sustainable development within the Borough and mirrors the approach taken in national policy with regard to the presumption in favour of sustainable development.

Policy CS2 sets out the Local Planning Authority's approach to design principles relevant to future development. In particular, it seeks to promote good quality design and ensuring development respects its setting taking into account relevant design requirements and best practice.

Policy CS3 sets out the housing target over the plan period 2010 to 2028 and requires provision to be made for 8,100 new dwellings at an annual average of 450dpa. It also seeks to ensure appropriate housing is delivered in terms of tenure, type and size to support the re-balancing of the housing market sector to meet the borough's housing needs.

Policy CS5 relates to development in the Green Belt. It is broadly reflective of the approach taken in national policy and states that inappropriate development will not be permitted in the Green Belt except in very special circumstances in which the harm to the Green Belt associated with harm to its openness, visual or recreational amenity would be clearly outweighed by other considerations.

Policy CS7 relates to the borough's Transport Networks. It requires new development to be located and designed to prioritise accessibility and sustainable modes of transport through a choice of walking, cycling and public transport.

Policy CS19 requires development to provide quality design and accessibility in new development and requires development proposals to respond to and integrate positively with the characteristics of the immediate surroundings, complement and enhance existing green infrastructure and features of local importance whilst seeking to maintain a good standard of amenity for all existing and future occupiers and to avoid unacceptable impacts on existing and future residents.

Knowsley Unitary Replacement Development Plan

- Policy G6: Conversion or change of use of existing buildings in the Green Belt

Policy G6 relates to proposals for the conversion or change of use of existing buildings in the Green Belt subject to meeting all criteria attached to the policy. In particular, it states (amongst others) that proposals should not have a materially greater impact than the present use of the openness of the Green Belt and the purposes of including land within it and that the building is of permanent and substantial construction and major reconstruction would not be necessary to accommodate the proposed development. All building work should be in keeping with its surroundings and respecting local building styles and materials

Consideration of development proposals as submitted

Green Belt and Principle of Development

Paragraph 149 of the Framework states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include (amongst others) the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- Not have a greater impact on the openness of the Green Belt than the existing development; or
- Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In this regard, only the first limb of paragraph 149(g) applies as currently proposed. Saved Policy G6 of the adopted UDP states proposals for the conversion or change of use of existing buildings will be permitted provided they meet all the following criteria listed under the policy. Policy G6 requires that proposals do not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it and that the building is of permanent and substantial construction and that major reconstruction would not be necessary to accommodate the proposed development.

It is accepted that the site is previously developed land located within the Green Belt and therefore has potential for redevelopment in accordance with paragraph 149(g) set out above.

The Planning Statement submitted as part of the suite of documents considers that the proposed development would have no greater impact on the openness of the Green Belt than the existing development. The table set out on page 14 of the Planning Statement sets out that there would be a reduction in overall volume of -19m³.

The applicant considers in spatial terms that the proposed development would have no greater impact on the openness of the Green Belt than the existing development as illustrated by the table on page 14 of the Planning Statement. The existing outbuilding occupies a footprint of 36.8m (l) x 12.6m (w). It measures 3.87m at the eaves and 5.59m at its highest point. In total it provides a volume of 2,721.8m³. This is less than the 2,874m³ volume stated in the Planning Statement. It is therefore assumed that the exercise area is therefore included in this calculation. During the site visit it was observed that the exercise area was in a state of disrepair and is not considered to be of substantial construction. As such, it is the Local Planning Authority's view that this should not contribute to the volume contributions.

The Planning Statement considers that there would be no adverse impact on the openness of the Green Belt in visual terms. Whilst the position of the proposed dwellings would be roughly within the footprint of existing structures and would be screened by public vantage point at the school, it is the Local Planning Authority's view that the development would appear highly prominent in terms of vehicles passing on the M62 together with the vantage point from the Public Right of Way located to the east.



Viewpoint taken from M62.

Very Special Circumstances

The applicant considers that there are Very Special Circumstances (VSCs) that would outweigh any harm to the Green Belt by reason of inappropriateness and has sited principles established in caselaw relating to fallback as material consideration.

Reference is made to application (Ref: 09/00141/FUL) approved in June 2009 for the demolition of a Nissan hut/stable building and the construction of an indoor exercise area and storage immediately north of the existing outbuilding. It is understood that work started on the site through the installation of hardstanding base and remnants of this structure remains. The applicant considers it is a viable alternative if a future application was refused for residential development.

Paragraph 5.37 of the Planning Statement states that if this building were to be constructed in accordance with approved plans, it would significantly increase the footprint and volume

of development on the site which would impact on the openness of the Green Belt and that the proposed residential development would result in a significant reduction in footprint when considering the fallback option which is a VSC to which it is considered by the applicant would outweigh any harm by reason of inappropriateness.

Whilst it is accepted that the footprint and volume would increase if the stable hut was erected, it is an agricultural building that is considered appropriate development within the Green Belt and would not appear out of place within its rural setting. Accordingly, it is not considered that VSCs exist.

As currently proposed, the Local Planning Authority consider the development is inappropriate development in the Green Belt as it would fail to sympathetically respond to its agricultural setting and would have a prominent visual impact on its wider setting. This is discussed in further detail below.

Design

The proposed development would provide 5 residential dwellings comprising of 3no. bungalows and 2no. two storey detached dwellings.

The two detached properties would occupy a footprint of 13.9m in width by 12.3m in length at their widest points and are of stepped design to provide different perspectives in relation to the various elevations. The proposed roof would be of gable construction measuring 4.2m at the eaves and attaining a maximum height of 7.6m at the principal elevation together with a rear 3 gable roofs located at the rear. Each elevation would include large, glazed panels at the front and central rear gable.

The bungalows would be of similar design measuring 11.9m in width and 12.7m in depth at their widest point. They would support a gable roof measuring 2.5m at the eaves and 5.9m at their highest point and incorporates one gable roof at both the front and rear elevation.

The proposals comply with the interface distances as set out in the Amended New Residential Development Supplementary Planning Document (adopted 2018).

Beyond the brief reference made to character and appearance of the countryside at section 7 of the Planning Statement it is unclear how consideration has been applied to the design concept of the site within its existing agricultural setting. It is considered that the use of materials comprising modern brick, large glazed panels and overall contemporary design concept as currently proposed fails to respond to the character and appearance of the local vernacular. The proposed development is considered too suburban in style and fails to reflect the agricultural buildings on the holdings that are within the surrounding area. The typical design features of the surrounding holdings are typically broken up by different building styles typical of rural farmscape e.g. sheds, outbuildings, cottages, farmhouses etc.

The Local Planning Authority does not dispute there is an opportunity to develop the site for residential development but it must be appropriate due to its location in the Green Belt and its wider setting. The Local Planning Authority considers that development of a 'cottage' style development occupying the same footprint as the existing outbuilding and stabling facilities that are faced in similar materials that would be found in an agricultural setting. Indeed, these considerations were applied towards the design concept of the recent development of Lakeside School immediately adjacent to the site which is faced in a variety of materials

including accents of render, brick, metal sheet and timber clad which respond to the rural landscape. Given the proximity of the site to the Lakeside School it is recommended that a design led approach is taken to mimic the built form and the use of materials to ensure that any future development positively responds to its agricultural setting within the Green Belt.

Further consideration should be given towards space around the buildings, so that the potential amenity area is more like a farmyard/courtyard setting and focus on the detailing to mimic this character. Such a design led approach if correctly undertaken would provide developmental context which is more appropriate to the Green Belt setting, that is greater than what the current layout provides at present.

The Local Planning Authority considers that development of a 'cottage style' development occupying the same footprint as the existing outbuilding/stabling facilities faced in materials similar to that of the recent development at Lakeside School would be more appropriate i.e. metal sheet roof, cladding would be more sympathetic. If this approach is taken, it is further advised that the quantum of development is reduced to 3no. dwellings

Hedgerow and Tree Planting

The wider setting will see the gardens with pasture-based meadows. These would also be typically framed by native hedgerows and scattered trees.

The boundary features suggest that hedgerow will be strengthened by native species. The hedgerows should be 60% Crataegus, 15% ilex, and the rest made up of native species. It is strongly recommended that the use of Ligustrum is avoided as this does not form compact hedges. The layout should also focus on climax tree species in and along the hedges e.g. Quercus sp, Carpinus betuls, Fagus sp, Tilia corda. In addition smaller trees like Acer Campetre and fruiting trees would also be considered acceptable.

Sustainable Urban Drainage System

Consideration should also be given to introduce SuDS to collect surface water into rain gardens and feed into the proposed swale, which will make the scheme more environmentally sustainable which is currently being missed from the scheme. Given the climate agenda, it is recommended that a more creative design approach is taken rather than relying on engineered solutions like the inception tank to propose more environmentally sustainable solutions.

Parking arrangements

The Local Planning Authority's guidance set out in Ensuring a Choice for Travel Supplementary Planning Document advises the following standard should be followed within the curtilage of each dwelling house:

Number of bedrooms	Number of car parking spaces
2-3 bedrooms	2
4+ bedrooms	3

Each dwelling would accommodate 2 vehicle parking spaces together with an additional 2 visitor parking spaces serving the wider development. Whilst this falls below the standard

set out above, it is considered acceptable given the relatively small nature and isolated location of the proposed development

Cycle storage

The Ensuring a Choice for Travel Supplementary Planning Document advises the following requirements:

C3 Dwelling house	
1 bedroom	1 (allocated) 1 (communal)
2 to 3 bedrooms	2 (allocated) 1 (communal)
4+ bedrooms	4 (allocated) 2 (communal)

Each of the dwellings will need a secure covered means of cycle storage which is not represented on the plans submitted. In addition, further provision is required in respect of the 4-bedroom properties and communal facilities.

Bin Storage

The public realm must be compatible with efficient and effective service provisions. To facilitate and encourage responsible management of waste it is important that the design of the development is such that future occupiers can recycle in a convenient way.

The Local Planning Authority support the fact that sufficient space is provided for bin storage out of public view. However, further discussion must be undertaken with KMBC Waste Services as recycling vehicles will not enter private land and it would appear impractical for residents to manoeuvre waste bins down a 130m+ access track. Equally the location of bin storage facing the public highway would appear prominent and would not be supported.

Conclusions

The Local Planning Authority does not consider that the current proposals positively reflect the site's local surroundings and would result in a very suburban style development which is out of keeping with its current agricultural status as land located in the Green Belt. Notwithstanding this, the site provides an opportunity for appropriate development on previously developed land and the Local Planning Authority is willing to positively work with the applicant to ensure appropriate development is delivered on site and would welcome the opportunity to consider revised plans on this basis ahead of any formal planning application being submitted.

Any future planning application should be accompanied by a suite of supporting information. The Local Planning Authority would expect the following documents to accompany any future submission:

- Completed application forms.
- Application fee of £462 for each dwellinghouse.
- A Location Plan on an Ordnance Survey Base Map at 1:1250 or 1:2500 scale with the application site edged in red.
- Existing and proposed floor plans and elevational drawings at 1:50 or 1:100 scale.
- A Site Plan at an appropriate scale of 1:500 or 1:200.



Knowsley Council

- Planning Statement which identifies the context and need for the proposed development and how it accords with relevant national and local planning policy. It may be useful if the Planning Statement also included details of design considerations and materials used together with details of access arrangements due to the shared access point.
- An Ecological Assessment describing the proposal together with desk study and field survey.
- A Noise Assessment given the proximity of the site to the neighbouring Lakeside School.
- A Land Contamination Desk Study to examine the likelihood of the presence of land contamination associated with its former use and potential risk to the proposed development.

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees, and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advice.

Please do not hesitate to contact me should you wish to discuss.

Yours sincerely

J Fleming

John Fleming

Planning Officer

e: john.fleming@knowsley.gov.uk

t: 0151 443 2819





Knowsley Council

APPENDIX 1

EP2

By email only to: info@msaarchitects.co.uk

Our Ref: 22/00767/PREAPP

Date: 01.06.2023

Dear Mr. Summers,

Re: Pre app advice reference: 22/00767/PREAPP – Consideration of revised proposals

Please find my advice relating to your recent enquiry regarding the development of land at Wheathill House, Naylors lane.

The proposals have been revised since their original submission and have reduced the number of units on site from 5no. dwellings to 4no. dwellings.

General Arrangement

The revised site plan illustrates plots 1- 3 will be a staggered arrangement located at the rear of school development currently under construction. Plot 4 will sit perpendicular to plot 3.

The Local Planning Authority would not support the staggered arrangement as currently proposed particularly in relation to plots 2 and 3. Plot 3 is significantly set back from Plot 2. it would result in a blank gable of 7.2m adjacent to the common law boundary with plot 2 which would likely affect residential amenity of future occupiers. Accordingly, it is recommended that plots 3 is brought forward towards the northern site boundary to allow for a more uniform arrangement and to increase private residential amenity space of plot 3.

Plot 4 is perpendicular to plots 1-3. Out of the 4 dwellings proposed it is the only two storey dwelling. Due to its positioning and height it will appear more prominent in the wider landscape in terms of views visible from the M62 and the public right of way located to the east of the site boundary. It is recommended that the height of this dwelling is reduced to preserve the openness of the Green Belt. It would be preferred if this dwelling house was instead a bungalow which would sit more sympathetically in the wider landscape and would allow retention of the informal 'court yard' area which would be in keeping with the design concept for a rural farmstead.

The site plan indicates a turning point with visitor parking. Given that each property now benefits from 3no. car spaces within the curtilage of the properties it would be preferred if the vehicle turning area/visitor parking arrangement is removed and incorporated into the wider landscape scheme.

Materials

In principle, the changes to the overall design of the proposals are welcomed in comparison to the design concept originally put forward for consideration which was more suburban in design. However, further consideration should be given to the use of materials particularly in regard to Plot 1.

Plot 1 includes a pressed metal roof with aluminium fascia, trim and black vertical cladding with black brick below the DPC. Plots 2 and 3 would be natural slate roof tiles, aluminium fascia in black, facing brick in red stock multi facing and.

The material arrangement of plot 1 would be out of keeping with remaining plots located on site given the stark contrast in terms of materials used. It is recommended that a more sympathetic approach is taken towards materials to be consistent with plots 2 – 4. Instead of a black facing structure accents of these materials in terms of cladding/fascia etc should be sympathetically included as part of the overall concept to the wider dwelling plots. In addition, rather than the use of black cladding alone it is recommended that traditional cedar is also incorporated into the design to reduce the stark black appearance.

Plot 4 would measure 4.6m at the eaves and 6.6m at the ridge. It would be larger in terms of height than the existing outbuilding. The Local Planning Authority reiterate that this plot should be altered to a bungalow to reduce the harm on the wider landscape setting and openness of the Green Belt. Notwithstanding this, on the basis of the plans as submitted, more consideration should be given to the window arrangement on the east elevation particularly the larger window serving the media room as this arrangement is not in keeping with the 3 smaller windows located on the front elevation.

Yours sincerely

J Fleming

John Fleming

Planning Officer

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APPENDIX 1

