

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00180/FUL

APPLICANT: Mr David Cavenden

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: Greensbridge Farm, High Barn, Greensbridge Lane, Tarbock Green, Knowsley
L35 1QD

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

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

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

H8 - Extensions and Alterations to Residential Properties

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

An application for erection of summerhouse to rear and retention of wooden structures and sandstone walls was refused (04/01217/FUL – refused 3/2/2005).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for the erection of a two storey side extension.

PRINCIPLE OF DEVELOPMENT

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

NPPF para 149 states that A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. One of the exceptions to this is part c which states the following:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

UDP policy G7 states that in general extensions of up to 50% above the original dwellings are considered acceptable in the Green Belt.

The proposed extension would result in a total volume increase of around 29% above the original dwelling. This is significantly less than 50% above the original dwelling. Therefore, the extension is acceptable in principle and consistent with UDP Policy G7, Core Strategy Policy CS6 and NPPF para 149.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The Two Storey Side extension would be pitched like the existing roof. Whilst it would not be set back by 1 metre at first floor level, its location and different orientation to the other properties means that no terracing effect would occur. The extension is therefore consistent with para 7.2 of the SPD which states that the 1 metre standard may be relaxed if the extension would not create a terracing effect.

Overall, the design of the scheme is acceptable. The extension complies with the Householder Development SPD. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties as the extension would be on the opposite side of the dwelling from the house to the north and would not affect the light or outlook of the nearest property to the east.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in principle and in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/03/2022	L35 1QD/HB/01	-	Existing and Proposed Elevations and sections and Location Plan
24/03/2022	L35 1QD/HB/02	-	Existing and Proposed Ground Floor Plans
24/03/2022	L35 1QD/HB/03	-	Existing and Proposed First Floor Plans
24/03/2022	L35 1QD/HB/04	-	Existing and Proposed Second Floor Plans
24/03/2022	L35 1QD/HB/06	-	Proposed Block Plan

Informatives

N/A

Andrew Hunt
9 May 2022

Alan Kilroe
24 May 2022

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PS/DC/OP04/05	003	23/9/02

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