

Regeneration and Economic Development Department

APPLICATION NO: 21/00295/FUL

APPLICANT: Mr Simon Carney

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 29 Netherley Road, Tarbock Green, WA8 4XQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Green Belt - Green Belt

Green Belt - Tarbock

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

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 44 neighbours. It has also been advertised by Site Notice. As a result, no comments have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a detached dwelling within Tarbock Green. The property fronts onto Netherley Road and to the east of the site is the boundary with Halton Local Authority. The site also falls within designated Green Belt.

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

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The application seeks permission for the erection of a single storey extension on the rear. It would create an enlarged, open plan kitchen/living space towards the back of the property. The extension is proposed to project 3.5m to the rear and measure 9.3m in width. It would have a mono pitched roof with the eaves measure 2.5m and the ridge attaining a maximum height of 3.7m.

POLICY CONSIDERATION

The site is classified as Green Belt land within the Local Plan Policies Map. In accordance with the NPPF, extensions to existing dwellings would be considered appropriate development within the Green Belt provided they do not result in a disproportionate addition over and above the size of the original building. Therefore, a domestic extension would be acceptable in principle within this location, providing it is of an appropriate scale and subject to compliance with all other relevant local planning policies and guidance.

The key policies for the determination of this application are Local Plan Policy CS2, CS5, CS19 and Saved UDP policies G7 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

Policy G7 within Knowsley's UDP permits extensions and alternations to residential dwellings within the Green Belt provided they respect the appearance of the existing dwelling, its setting and preserve the openness of the Green Belt. The proposal should not by itself or in conjunction with earlier developments result in a disproportionate addition over and above the size of the original dwelling. In more detail, as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not be supported.

The single storey extension would be located to the rear of the property and the volume of the proposed addition would be 95m³. The dwelling has not previously been extended and the original volume is stated as 696m³. The proposal would represent an approximate volume increase of 14% on the original dwelling, which is substantially below the 50% guidance. Therefore, the proposal would not be classed as a disproportionate addition to the property and would not cause harm to the Green Belt setting.

The extension is proposed with a simplistic mono pitched roof, to include five roof lights. The rear elevation would contain two floor to ceiling windows, plus bi-folding doors on the western corner. The works would be constructed in brick and tiles to match the host dwelling. Overall, the design and scale of the proposal are considered acceptable for the property and given the rear location, there would be no impact within the street scene.

The extension would be located over 15m from the boundary to the nearest property to the west and as such there would be no impact on the existing amenity of the surrounding resident.

TREES

The application has been supported by an arboricultural impact assessment and a method statement. The original proposal includes a 2m high acoustic fence along the front boundary which would have impacted on some of the existing trees within the site. The fencing has since been removed from the proposal and the Councils Tree Officer has confirmed that the rear extension would not affect any of the trees and they have no objections to the current proposal.

CONCLUSION

The extension to the existing dwelling is considered appropriate within the Green Belt and it would not result in a disproportion addition to building. The design is acceptable for the host dwelling and there would be no significant impact on the amenity of the surrounding residents. As such the proposal complies with relevant criteria of Policies CS2, CS5 and CS19 of the core strategy and saved Policies G7 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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RECOMMENDATION:

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/06/2021	03.Rev.A	-	PROPOSED PLANS AND ELEVATIONS
16/07/2021	01. Rev.C	-	SITE PLAN

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Louise Everard

14 July 2021

Alan Kilroe

16 July 2021

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