

<u>APPLICATION NO:</u>	25/00043/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	2 Stockswell Road, Tarbock Green, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION, INSTALLATION OF AN AIR SOURCE HEAT PUMP TOGETHER WITH RETROSPECTIVE PERMISSION FOR AN UNAUTHORISED GROUND FLOOR REAR EXTENSION AND FIRST FLOOR REAR EXTENSION. (RETROSPECTIVE)		

Site Description

The application site consists of a detached house with a large front and rear garden on the edge of the Green Belt on Stockswell Road. The property is adjacent the boundary with Halton. There are three properties to the northwest of the site comprising an adjacent detached house and then a pair of semi-detached houses with fields beyond that. To the southeast of the site is Orchard Way which has quasi semi-detached houses down the side of the road furthest from the application property; Orchard Way is in Halton. On the opposite side of Stockswell Road are a grouping of dwellings comprising mostly semi-detached houses, with a field separating one grouping from another.

Application

The application seeks permission for the retention of a single storey rear extension, the retention of a rear first floor extension supported by columns and providing a covered patio area underneath, a proposed single storey rear extension which would extend the existing extension for which permission to retain is sought and which would effectively 'square' off the dwelling at the rear. It is also proposed to install an air source heat pump.

The first-floor extension has dimensions of 4m by 4m and extends a bedroom. The roof of the extension is an extension of the pitched roof of the bedroom that the extension is extending, and which is ridged into the main roof.

The ground floor extension is 4.8m wide and 4.1m deep and adjoins the original projecting kitchen, and projects as far as the kitchen but not beyond it. The roof of the extension is sloping and hipped on one side. The extension is used as a study.

The proposed ground floor extension would extend the existing ground floor extension, and extend to the gable of the house, in effect 'squaring' of the single extension(s) at the rear. The extension would have a depth of 4m and a width of 2.5m. The proposed extension would have a sloping roof joined into the roof of the existing extension. This extension would be used as a utility room.

The air source heat pump (ashp) would be located adjacent the southeastern boundary of the property to the rear of an existing shed. The ashp would be on a base of 1.8m x 0.6m and be 1.1m by 0.5m with a height of 1.6m.

Consultations

Tarbock Parish Council - No comments received

Representations

This application has been publicised by letters sent to 22 neighbours. It has also been advertised by Site Notice. No representations have been received.

Relevant Planning History

07/00451/FUL - ERECTION OF 1 NO. DETACHED DWELLING. Granted: 25.07.2007.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

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 Statement

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.

Assessment

The proposed extension and ashp, together with the extensions for which permission is sought to be retained, relate to an existing house and are acceptable in principle.

Green Belt Policy Consideration

The house as approved in 2007 was of a scale to match the previous house as extended (including an approved extension in 2006 not built). The extensions (including the unbuilt approved extension) of the original house increased the volume over the original house by 72%. The existing single storey extension increases the volume of the dwelling by approximately 8m³ and the first-floor extension increase the volume of the house by approximately 96m³ (including the space below it). The proposed extension would increase the volume by approximately 32m³. The approved house had a volume of approximately 773.2m³ and the volume of the extensions the subject of this application is approximately 186m³, with the proposed extension comprising approximately 42m³ of that volume. The volume increase therefore of the existing and proposed extensions over the house as approved is approximately 24%.

The application site is on the edge of the Green Belt with housing to the northwest and on the opposite side of the road. To the southeast is Orchard Way which has housing running down one side and is not within the Green Belt. The rear garden of the application is long at over 100m length from the rear elevation, and is well screened to the sides and rear for the most part.

NPPF para 143 states the following:

Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

NPPF par 153 states that:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness ⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

NPPF para 144 states that development in the Green Belt is inappropriate and lists exceptions to that. One of the listed exceptions is ‘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.'

The siting of the extensions to the rear of the house, together with the site siting within a grouping of dwellings plus the length of rear garden and the shielding to the site boundaries the extensions (existing and proposed) do not /will not impact on the openness of the Green Belt or the reasons for including land within it. The extensions are not disproportionate to the house as approved. As such it is considered that the application does not conflict with national planning policy, or with Policy CS5 of the Core Strategy, with regards principle of development.

Design and Visual Amenity Considerations

The existing and proposed extensions are acceptable in design and in character with the original house. The extensions do not impact detrimentally on the visual amenities of neighbours or the area in general, and the proposed extension would be modest in scale squaring of the existing single storey extension with the rear of the house as approved and would have little impact on the amenities of neighbours or the wider area. The achp would be modest in scale and utilitarian in design but would be in the rear garden adjacent the boundary and shielding planting. As such the achp would have little impact on the visual amenity of neighbouring properties or the wider area.

The application complies with Policies CS2, CS5 and CS19 of the Core Strategy and Saved Policies H8 and G7 of the UDP.

Residential Amenity Considerations

The application is for extensions (proposed and retained) to a house which is within a cluster of other houses and raises no residential amenity concerns or privacy issues. The proposed achp is designed for domestic use and they are becoming more common and encouraged by Government as contributing towards the national Net Zero Carbon target date. The stated noise assessment level is 41db with 42db being an acceptable level. However it would be prudent to ensure neighbours did not endure noise nuisance and disturbance from the achp to impose a fixed plant noise condition in the interest of residential amenity.

The application complies with Policies CS2, CS5 and CS19 of the Core Strategy and Saved Policies H8 and G7 of the UDP.

Conclusion

It is considered that the design and impacts of the existing extensions is acceptable and the proposed extension would be modest in scale infilling between the existing single storey extension and the gable of the property. The achp would contribute towards the drive to Net Zero Carbon and being encouraged by national government. It is considered that the existing and proposed extensions do not impact upon the openness of the Green Belt or the reasons for including land within it for reasons previously outlined, and do not impact the character of the house as originally approved. The application does not conflict with Green Belt considerations and complies with planning policies, and is recommended for approval.

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 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 single storey extension to which it will be attached, and which itself seeks retention as part of this planning application, in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policies CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H8 and G7 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) Noise from fixed plant and machinery associated within the development shall be at least 5dB (A) below the existing background noise level (LA90) at the boundary of the nearest noise sensitive properties as measured during any agreed time period. Notwithstanding the domestic plant/machinery being installed any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS4142:2014, Methods for rating and assessing industrial and commercial sound.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/02/2025	WA8 4PH/2/01	A	EXISTING AND PROPOSED ELEVATIONS AND SECTIONS AND LOCATION PLAN
05/02/2025	WA8 4PH/2/02	A	EXISTING AND PROPOSED FLOOR PLANS
05/02/2025	WA8 4PH/2/03	-	EXISTING / AS-BUILT SITE PLAN
05/02/2025	WA8 4PH/2/04	-	PROPOSED SITE PLAN
05/02/2025	WA8 4PH/2/05	-	ORIGINAL AND AS-BUILT ELEVATIONS (RETROSPECTIVE)
05/02/2025	WA8 4PH/2/06	-	ORIGINAL AND AS-BUILT FLOOR PLANS (RETROSPECTIVE)

05/02/2025	WA8 4PH/2/07	-	EXISTING AND AS-BUILT SITE PLAN (RETROSPECTIVE)
27/01/2025	-	-	AIR SOURCE HEAT PUMP DETAILS
27/01/2025	-	-	AROTHERM PLUS SPECIFICATION

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 09/05/2025

Informatives

- 1 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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