

Regeneration and Economic Development Department

APPLICATION NO: 21/00693/FUL

APPLICANT: Miss Melissa McDonald

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION AND 1M HIGH FRONT BOUNDARY WALL INCORPORATING AN ELECTRIC SLIDING GATE.

LOCATION OF SITE: 84 Whitefield Lane, Tarbock Green, Knowsley, L35 1QX,

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

Strategic Road Network - Strategic Road Network

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:

Tarbock Parish Council - No Comments Received

Highway Authority – No objections to the proposal

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 neighbours. No representations 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 semi-detached dwelling on the western side of Whitefield Lane. Permission is sought for the erection of a two-storey extension to the side of the dwelling, single storey front extension, together with a 1m high boundary wall to the front, incorporating an electric sliding gate.

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The two-storey extension would align with the existing front and rear building line of the property, the depth of which is 6.9m. The extension would have a width of 3.1m and would comprise a gable end roof with the ridge attaining a maximum height of 7.6m.

The front extension would measure 2.6m by 1m and would create a porch with a dual pitched roof.

The front boundary is proposed at 1m in height, with interim piers reaching 1.5m and a 2m high pillar proposed on either side of the vehicular entrance into the site. An electric sliding gate is also proposed to enclose the driveway.

POLICY CONSIDERATION

The site falls within designated Green Belt. Policy G7 within Knowsley's UDP permits extension and alterations to residential dwellings within the Green Belt providing 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. The explanation goes on to state that as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not allowed. The size of the original dwelling is defined as that which existed on 1st July 1948 or the dwelling as originally built if this was later.

The NPPF also stipulates that extensions or alterations of a building are listed as exceptions to inappropriate development within the Green Belt. Paragraph 145. C) allows for extensions or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The original dwelling appears to have an approximately volume of 254m³. There is a sunroom on the side of the dwelling, which would be removed to make way for the two-storey extension. It is assumed that this element was not original and for the purposes of the calculation, has not been included within the original volume calculation. The proposed side and front extension would create an additional 138m³ volume, which would represent an increase in volume of 54% over the original.

This proposed extension would result in additional volume to the original dwelling that would be over the 50% guideline, however it would only marginally exceed the 50% figure. The original proposal has also been amended, removing the single storey rear element in an attempt to reduce the volume. Additionally, the side extension, together with the porch would appear very similar in scale/design to extension would have been previously been added to the attached neighbouring property.

As such it is considered that the extension would not result in a disproportionate addition, over and above the existing built form, which would be detrimental to the openness of the Green Belt.

ASSESSMENT

The two-storey side extension would align with the principal and rear building of the original dwelling and would involve a continuation of the existing ridge height, creating a gable end. There is a substantial garden to the side and no dwelling to the north, as such there is no potential for terracing affect. The continued ridge height and front elevation would not lead to the extension appear subservient; however, it would mirror the extension on the adjoining property, 86 Whitefield Lane. The design therefore would be considered acceptable and would not appear out of keeping with the surrounding area. Likewise, the porch is comparable in design/scale to the adjacent dwelling and would be appropriate within the site. The materials proposed would match those within the existing dwelling.

The proposed boundary treatment would create a 1m high wall along part of the front boundary of the site, with 1.5m high piers dispersed at 1.7m intervals. The wall was originally proposed at a 2m; however, this has since been reduced in height, with the addition of hedging behind. This amendment avoids the creation of a high treatment along the boundary and would be more fitting within the rural landscape.

The two-storey extension would be located entirely to the side of the dwelling and would therefore have no significant effect on the adjoining dwelling, 86 Whitefield Lane and there are no dwellings to the north of the site. The porch would be over 3m from the shared boundary with no.86. Therefore, the works would not negatively affect the amenity levels of any residential properties.

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The existing driveway would be retained, which provides two in-curtilage parking spaces. This level of provision complies with the parking standards required for three bed dwellings, as set within the Householder SPD. The Councils Highways Officer has also concluded that the proposed boundary treatment and gate would benefit the existing access by way of improving pedestrian visibility. The set back of the gate is also considered acceptable, allowing vehicles to leave the carriageway, whilst waiting for the gate to open. As such the proposal would not raise any highways safety concerns.

CONCLUSION

The proposed extensions would result in an approximate 54% increase in volume over the original dwelling. This is only marginally over the 50% guidelines as set with the policy and the extension is comparable in scale to the extension on the adjoining dwelling. As such it is considered that the proposed additions would not be detrimental to the openness of the Green Belt and would not be viewed as a disproportionate addition to the dwelling. The design would reflect the character of the area and would not unduly affect the amenity of the surrounding dwellings.

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 Documents and therefor 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/11/2021	01471-SK-01 Rev.A	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
09/12/2021	01471-SK-03 Rev.E	-	PROPOSED PLANNING LAYOUT

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Informatives

Louise Everard

9 December 2021

Alan Kilroe

10 December 2021

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