

SELF-BUILD & CUSTOM HOUSEBUILDING PRO-FORMA

Planning Application: Replacement Dwelling

Site Address: Red House Farm, Prescott Road, Cronton, WA8 5PS

Local Planning Authority: Knowsley Metropolitan Borough Council

1. Applicant Details

Applicant Name: Sarah Ravenscroft

Applicant Status: Individual Self-Builder

Intended Occupier: Yes – Applicant

2. Description of Development

The proposal seeks full planning permission for the demolition of the existing dwelling at Red House Farm and the construction of one custom self-build replacement dwelling within the established residential curtilage.

The development is for a single, bespoke dwelling designed specifically to meet the applicant's individual needs and will not be delivered as part of a wider housing scheme.

3. Self-Build / Custom Build Confirmation

This proposal meets the definition of custom and self-build housing as set out in the Self-Build and Custom Housebuilding Act 2015, in that:

- The dwelling is individually designed
- The design has been commissioned by the applicant
- The applicant will have direct control over the design, specification, and delivery
- The dwelling is intended for the applicant's own occupation

4. Number of Dwellings Proposed

1 no. dwelling

5. Intended Occupation

The completed dwelling will be occupied by Sarah Ravenscroft as a private residence.

6. Speculative or Developer-Led Development

No

The proposal is not speculative and is not developer-led. The dwelling is not intended for sale on the open market.

7. Control of Design and Specification

The applicant has full control over:

- Architectural design
- Layout and internal arrangement
- Materials and appearance
- Sustainability and energy efficiency measures

The design has been prepared specifically for the applicant by Baltik Architecture & Design.

8. Procurement and Construction

The applicant will be responsible for procuring the construction of the dwelling, either through a main contractor or through direct management of subcontractors.

9. Site Size and Scale

- Site area: Approximately 0.36 hectares
- Number of dwellings: 1

The proposal therefore qualifies as a small-scale custom self-build development, being fewer than 9 dwellings on a site under 0.5 hectares.

10. Biodiversity Net Gain (BNG)

In accordance with current legislation, small-scale custom and self-build developments of this nature are exempt from mandatory Biodiversity Net Gain requirements.

11. Supporting Information

The self-build nature of the proposal is clearly set out within the accompanying Planning Statement and Design & Access Statement, both of which describe the proposal as a custom self-build replacement dwelling.

Declaration

I confirm that the information provided above is accurate and that the proposed dwelling is intended as a genuine self-build / custom build project in accordance with the Self-Build and Custom Housebuilding Act 2015.

Signed: Sarah Ravenscroft

Date: 20.01.26