

From: J G <joel_green@hotmail.co.uk>
Sent: 03 November 2021 10:19:52 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Subject: External Mail: RE: 21/00687/FUL - The Cottage, Greensbridge Lane, Tarbock
Attachments: 00097949 Aug10 1945.pdf, rear structures Aug10 1945.jpg, zoomed Aug10 1945.jpg, neighbours 1.jpg, neighbours extension.jpg, 20210224_114302.jpg, 20210224_114325.jpg, 20210224_114332.jpg, 20210224_114336.jpg

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Hi Lee,

I have attached individual volume calcs as requested;

Rear garage – 7.45m x 3.82m x 2.12m = 60.33m³

Rear two story extension (Built pre 1948) – 3.9m x 3.6m x 4.8m = 67.39m³

I have also attached an aerial photograph taken by the RAF 541 photographic reconnaissance squadron on 10th August, 1945, which shows the 2 storey rear extension in place at this time. I have included the volumetrics for this building nonetheless. It is also clear to see that the garage wasn't constructed until post 1948. Interestingly, I have noticed two large structures that were in place at the time (picture attached), would these make up any of the original structures volume?

With regards to the side extension, I'm a little confused as to how there would be a significant impact on the greenbelt. The structure was already in place and was an absolute eyesore, with a battered, leaking old plastic roof and rotten windows (pictures attached). This extension simply raises the roofline by a few metres. I also note the neighbours across the road have carried out the exact same extension, in fact arguably even more detrimental to the greenbelt as they back immediately onto fields. I have attached evidence of this also.

Look forward to hearing your thoughts.

Regards,

Joel

Sent from [Mail](#) for Windows

From: [Osborne, Lee](#)
Sent: 02 November 2021 14:46
To: [J G](#)
Cc: [Kilroe, Alan](#)
Subject: 21/00687/FUL - The Cottage, Greensbridge Lane, Tarbock

Hi Joel

With regard the above application the garage will be taken into account with regard the overall maximum 50% increase in volume of the dwelling by extensions applicable with regard planning policies as it is within 5m of the dwelling and post 1948. The extension to the side would also have been taken into consideration within that stated maximum as it appears to have been post 1948, although it is noted that this has been removed and is therefore not applicable. It appears to me that the two storey rear extension is post 1948 and will therefore be taken into consideration with regard the maximum 50% increase in volume. If you have proof that the rear extension was constructed pre-1948 please forward a copy of that proof. It may also be beneficial if you provided a breakdown of the volumetrics rather than just an overall existing volume as has been submitted i.e. volume of garage, volume of rear two storey extension, volume of remainder of the house. Notwithstanding any volumetric considerations, with regard design the proposed two storey extension to the side is not supported as there would be a significant impact on the openness of the Green Belt; an appropriate single storey extension with regard volume/size would be appropriate.

Kind Regards

Lee

Lee Osborne
Senior Planner

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