

Planning Statement & Design and Access Statement

DEMOLITION AND ERECTION OF A REPLACEMENT OUTBUILDING
WITHIN THE RESIDENTIAL CURTILAGE OF WHITE HOUSE FARM,
PRESCOT ROAD, CRANTON, WA8 5PS

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Planning Statement & Design and Access Statement

Executive Summary

This application seeks full planning permission for the replacement of a dilapidated 1960s barn within the established residential curtilage of White House Farm. A Certificate of Lawful Use (Ref. 15/00803/CLU, 4 February 2016) confirms the domestic curtilage status of the site.

The Council has already granted planning permission for a two-storey replacement outbuilding on this footprint (Ref. 25/00192/FUL, granted 15 July 2025). It is considered that the principle of demolition and replacement, the acceptability of a two-storey form, and the absence of harm to Green Belt openness has been established.

The current proposal represents a refinement of that approved scheme, delivering:

- Essential future accessibility through lift-ready, inclusive design
- A modest, functionally-driven increase in width to accommodate a compliant future lift
- A consequential 25% increase in photovoltaic deployment and ≈2,570 kg annual CO₂ savings
- Improved internal layout efficiency within the established footprint
- Retention of agricultural character
- No encroachment into previously undeveloped land

The resulting 24.5% volumetric uplift is modest and proportionate and has been assessed against the tests set out in NPPF paragraph 149(b). The proposed increase arises as a result of inclusive access needs, with the enlarged south-facing roof plane providing a consequential opportunity for additional renewable-energy generation.

The building would continue to function as an incidental outbuilding, and its scale and siting are considered relevant to the assessment of Green Belt openness and character.

Policy Compliance:

- NPPF 149(b) – Replacement building, not materially larger
- Knowsley Local Plan CS5 – No harm to openness; no encroachment
- DM10 (Design) – Agricultural vernacular retained; high-quality materials
- DM11 (Sustainability) – 25% PV uplift; 2,570 kg CO₂ savings
- Equality Act 2010 – Inclusive access secured through lift-ready design
- Climate Emergency Action Plan – Renewable-energy contribution

1. Introduction

This combined Planning Statement and Design & Access Statement supports a full planning application for the replacement of an existing barn within the residential curtilage of White House Farm. A Certificate of Lawful Use (Ref. 15/00803/CLU, granted 4 February 2016) confirms the building's domestic curtilage status.

All site photographs and aerial images referenced in this Statement (Figures 1–6) are provided in Appendix B for ease of reference, ensuring that all visual material can be reviewed alongside the relevant site context and assessment. The site location and established domestic curtilage are shown in Figures 5 and 6.

A recent planning permission (Ref. 25/00192/FUL, granted 15 July 2025) has already established the acceptability of a two-storey replacement outbuilding on this footprint, together with the demolition of the existing barn. The current proposal represents a refinement of that approved scheme, delivering improved accessibility, enhanced sustainability performance and a more efficient internal layout, while remaining wholly within the established residential curtilage.

The proposal has been assessed against the National Planning Policy Framework (2023), the adopted Knowsley Local Plan Core Strategy (2016), and the emerging Local Plan policies where relevant. Particular weight is given to NPPF paragraph 149(b) relating to replacement buildings in the Green Belt, and to Policies CS5 (Green Belt), CS2 (Development Principles), DM10 (Design), and DM11 (Sustainable Development). The proposal has been assessed against relevant development plan and national policies, as set out in the sections below.

2. Planning History

25/00192/FUL – Erection of 1 No. Two-Storey Outbuilding Together With the Demolition of the Existing Barn – Granted 15 July 2025

This permission confirmed:

- The acceptability of demolishing the existing barn
- The principle of a two-storey replacement building
- The domestic curtilage status of the site
- The acceptability of development on this footprint
- The absence of harm to Green Belt openness

The current proposal remains consistent with the spatial parameters of the approved scheme but introduces functional improvements relating to accessibility and sustainability.

A fallback position exists through the extant permission (25/00192/FUL). The fallback is a material consideration capable of attracting weight in the planning balance. The current proposal delivers a more efficient, more sustainable, and more accessible building without increasing encroachment or harm.

3. Existing Building and Need for Replacement

The existing 1960s barn is structurally compromised and no longer fit for purpose. The condition of the existing structure is illustrated in Figures 1–4. Key deficiencies include:

- Extensive woodworm within the timber frame
- Corroded, leaking tin cladding
- Poor thermal performance
- Lack of weathertightness
- Inability to be viably repaired or upgraded

These deficiencies are visible in the existing elevations shown in Figures 1–4. Replacement is the only practical means of securing a safe, durable, and functional building.

4. Proposed Development

The proposal reconstructs the barn on largely the same footprint, with a modest increase in width to:

- Accommodate a future personal lift in a compliant, technically feasible location
- Provide a more efficient internal layout around the lift core

The resulting larger south-facing roof plane then enables an increased photovoltaic array as a consequential sustainability benefit.

The building retains its agricultural character and remains incidental to the enjoyment of the dwellinghouse.

The dimensional adjustments represent the minimum necessary to secure inclusive access; the enhanced photovoltaic capacity is a direct, incidental benefit of this lift-led refinement. The dimensional changes are functionally driven, arising from accessibility requirements, with associated sustainability benefits resulting as a consequence.

Other than the modest refinement to width and ridge height required to accommodate a future lift provision, the proposal is identical in all material respects to the previously approved scheme (Ref. 25/00192/FUL). The building retains the same form, materials, colour palette, agricultural character, siting, orientation, and incidental domestic function.

The detailed dimensional comparison tables (Tables A and B) setting out the existing, approved and proposed measurements are provided in Appendix B for ease of reference.

The only design alteration is a minor, non-material change to the west elevation, where an approved window is replaced with a patio door. This refinement improves ground-floor usability

and significantly enhances natural daylighting, while having no effect on massing, appearance, or Green Belt openness.

It is considered that the proposal remains fundamentally consistent with the approved scheme, with the sole substantive change being the modest dimensional adjustment required to secure future inclusive access.

5. Layout, Siting and Scale

5.1 Footprint and Orientation

The replacement barn sits almost exactly on the existing footprint, approximately 2 metres from the main dwelling. The existing building's siting and form are shown in Figures 1–4. Figures 5 and 6 illustrate the building's position within the domestic cluster. The orientation is adjusted slightly to:

- Align the barn parallel to the house
- Optimise the south-facing roof pitch for solar gain

No encroachment into previously undeveloped land occurs. It is considered that this is demonstrated in the aerial context provided in Figures 5 and 6.

5.2 Scale and Proportionality

The approximately one quarter volumetric uplift is modest and arises from essential accessibility requirements. The building retains a near identical ridge height. When considered alongside restrained agricultural materials, a simple form and tight containment within the domestic cluster, the replacement would be unlikely to be perceived as materially larger when experienced from public or private vantage points and does not increase encroachment or reduce Green Belt openness.

The replacement barn adopts a width of 8.96 m, with a ridge height of approximately 6.34 m, remaining close to the existing 6.03 m. The building therefore continues to read as a subservient rural outbuilding within the established domestic cluster, as illustrated on the submitted drawings.

The modest increase in scale does not involve any additional encroachment into the Green Belt and is considered unlikely to result in harm to openness in either spatial or visual terms.

6. Appearance and Materials

The design retains the agricultural vernacular while delivering a modern, thermally efficient envelope.

- Insulated composite panels (dark grey)
- Steel personnel doors and roller shutters
- uPVC windows, colour-matched
- Window reveals formed in composite/wood
- Galvanised steel mesh balcony with wire balustrade
- North-facing rooflights
- Pressed metal rainwater goods

The simple form and restrained palette of materials reinforces the agricultural character of the building, ensuring it reads as a traditional rural outbuilding rather than a domestic extension of the main dwelling. The building remains visually recessive and sympathetic to the rural setting. The balcony is lightweight and visually permeable in form and does not materially contribute to built mass or harm openness.

All materials and construction methods will comply with Building Regulations, including Regulation 7 on fire safety and material performance.

7. Use and Incidental Domestic Function

The building remains incidental to the enjoyment of the dwellinghouse, supporting:

- Garage and workshop use
- Art studio for creative hobbies
- Gymnasium for personal fitness and rehabilitation

Daily use is modest (typically under two hours per person). No commercial, business, or residential use is proposed or intended. The proposal does not intensify the use of the site in any way; the same low-level domestic activities continue exactly as existing.

The volumetric uplift does not give rise to any new function or activity beyond those already accepted as incidental to the dwellinghouse. The building continues to serve the same incidental domestic purposes already accepted by the Council, with no increase in intensity, movements, lighting, or operational activity.

8. Access and Future Accessibility

All external door thresholds provide level access, ensuring safe and convenient entry for all users. The ground-floor layout remains fully accessible and free of internal steps.

Having regard to the Equality Act 2010 and the Council's Public Sector Equality Duty, the design has been formulated to allow for reasonable provision for future inclusive access to the first-floor accommodation.

Policy CS2 (Development Principles) promotes development that responds to the needs of all users, including those with emerging or future mobility impairments. In response, the proposal allows for the potential accommodation of a future personal lift, should this be required, to facilitate safe and step-free access to the first-floor studio and gym spaces used for creative activity, therapeutic exercise and rehabilitation.

The modest increase in width is the minimum necessary to:

- Provide a compliant and technically feasible lift shaft location
- Avoid impractical or disproportionately disruptive retrofitting
- Secure long-term, safe access to the first-floor accommodation

Retrofitting a lift within the previously approved envelope would require substantial structural intervention and is not technically feasible without significant reconstruction. The refinement is intended to allow the building to be adapted in future to remain safely and inclusively accessible, should such needs arise.

The resulting increase in roof area, and the associated 25% uplift in photovoltaic capacity, is a consequential sustainability benefit, not a driver of the dimensional change.

No lift installation is proposed as part of this application; the design simply allows for the future adaptation without external alteration or further Green Belt impact.

Professional medical evidence supporting the prudence of future-proofed accessibility is provided at Appendices D–F.

9. Sustainability and Energy Performance

9.1 Solar Photovoltaics

The refined roof geometry enables enhanced photovoltaic deployment, delivering a 25% uplift in renewable generation. This uplift directly supports Knowsley's Climate Emergency Action Plan and the Local Plan's emphasis on low-carbon development, as demonstrated in Table B.

The additional roof width is first and foremost an accessibility measure; The ability to accommodate photovoltaic provision is a secondary, policy-aligned sustainability benefit that flows directly from this essential refinement, rather than an expansionary objective in its own right. The resulting renewable-energy generation ($\approx 14,108$ kWh/year) and CO₂ savings ($\approx 2,570$ kg/year) represent a significant environmental benefit that weighs positively in the planning balance.

The south-facing roof slope accommodates 30 photovoltaic panels, which delivers:

- Annual generation of approximately 14,108 kWh/year
- Annual CO₂ savings of approximately 2,570 kg
- Renewable energy for the barn and main dwelling
- Power for two electric vehicle charging points

The solar panels will be arranged within the roof plane, maintaining a clear and consistent relationship to roof edges and ridgelines. The layout will be determined in accordance with installation requirements and will form an integrated part of the roof.

The uplift in renewable energy generation is a significant policy-aligned benefit arising from the building's refined geometry and directly supports the Council's climate objectives.

9.2 Natural Lighting and Thermal Efficiency

Windows, rooflights and studio glazing maximise natural daylight. Insulated composite cladding significantly improves thermal performance.

9.3 Drainage

The site lies within Flood Zone 1 and is at the lowest risk of flooding. Surface water will continue to drain to the existing on-site soakaway system, ensuring no increase in runoff or flood risk elsewhere.

10. Landscaping

The surrounding area comprises hardcore and crushed aggregate. The proposal includes:

- A paved path linking the barn and house
- A tarmacadam driveway to the east
- Retention of existing ground levels

No landscaping changes affect openness or rural character.

The building's siting within the established domestic curtilage, its subservient scale, and its agricultural character ensure that it integrates seamlessly with the existing built form. The proposal does not introduce any new visual intrusion into the Green Belt and preserves both the spatial and visual openness of the countryside.

The proposal does not result in any increase in the level or intensity of activity at the site. Daily use remains modest and domestic in nature, with no increase in vehicle movements, lighting, or operational hours. There is no change to boundary treatments or the extent of hard-standing, ensuring that the rural character and tranquility of the area are preserved.

The proposal has no impact on neighbouring residential amenity. The nearest dwelling is the applicant's own home, and no third-party properties are affected in terms of privacy, overshadowing, overbearing impact, noise, or lighting. It is considered that the proposal complies with Policy CS2 and DM10 in respect of residential amenity.

The proposal does not affect any trees, hedgerows, or ecological features. The site comprises existing hardstanding and a dilapidated barn with no habitat value. As such it is considered that the replacement building results in no loss of biodiversity and accords with Policy CS8.

11. Green Belt Assessment

The assessment below follows the structure of NPPF 149(b) and Policy CS5, addressing: (i) whether the proposal is materially larger than the building it replaces; (ii) the effect on spatial and visual openness; and (iii) the relevance of the approved fallback scheme.

When assessed holistically, having regard to footprint containment, volumetric change, perceived massing and Green Belt openness, the proposal is considered unlikely to be materially larger than either the existing building or the extant approved replacement.

The supporting dimensional comparison tables (Tables A and B) and the concise policy cross-reference table relevant to NPPF 149(b) and Policy CS5 are provided in Appendices A and C for ease of reference.

In accordance with paragraph 149(b) of the NPPF, replacement buildings in the Green Belt are appropriate development where:

- The use remains the same
- The building is not materially larger than the one it replaces
- The development remains within the established domestic curtilage.

Figures 5 and 6 confirm the containment of the proposal within the existing built cluster.

The Council has previously accepted the principle of a two-storey replacement building on this footprint through permission 25/00192/FUL. The current proposal remains within the established domestic curtilage and introduces no additional encroachment into the Green Belt.

The only substantive change from the approved scheme (25/00192/FUL) is the modest increase in width and associated ridge height refinement required to secure a compliant future lift. All other aspects of the design—including materials, colour, form, siting, and agricultural character—remain unchanged. The minor alteration on the west elevation (window replaced with patio door) is non-material and has no bearing on openness. Taken together, these factors indicate the proposal introduces no new encroachment, no additional spread of built form and is unlikely to be perceived as materially larger beyond the functional accessibility refinement.

It is considered that the proposed outbuilding remains subordinate to the main dwelling in both quantitative and qualitative terms. The existing dwelling has an approximate volume of 1,030 m³, whereas the replacement outbuilding measures ≈633 m³, representing only 61% of the volume of the house. It is considered that this substantial difference reinforces that the outbuilding reads as a secondary, incidental structure within the domestic cluster. Its agricultural form, near-identical ridge height and incidental domestic function reinforce its subservient character. The marginal 0.06 m reduction in eaves is unchanged from the extant permission (25/00192/FUL) and is a supporting detail and not relied upon as the principal justification for any conclusion on materiality.

The 24.5% volumetric uplift is modest and functionally necessary. When considered alongside the retention of the existing footprint, the subordinate relationship to the host dwelling, the absence of additional encroachment, and the fallback position, the proposal does not result in a materially larger replacement building for the purposes of Green Belt policy. The scale of development remains consistent with proportionate development as set out in local planning guidance and accords with Knowsley Local Plan Policy CS5.

Knowsley Council's established approach to assessing "materially larger" development considers the combined effect of volumetric change, perceived massing and encroachment. In this case, the limited uplift in volume, coupled with the building's containment within the existing cluster and use of recessive materials, ensures that the development would not be perceived as materially larger.

The proposal introduces no new function, intensification of use, or expansion of the domestic curtilage, instead facilitating incidental domestic uses already accepted on site. Provision for future inclusive access supports the proportional and functional justification for the minor dimensional increase.

Openness is preserved in both spatial and visual terms. The development remains confined to the existing footprint, introduces no additional built spread or encroachment, and maintains a comparable ridge height. The building's contained siting and material treatment ensure that it does not increase perceived massing within the Green Belt. The inclusion of photovoltaic panels integrated within the roof plane does not give rise to any material impact on openness.

There are no designated or non-designated heritage assets within or adjacent to the site. The proposal preserves the rural landscape character through its agricultural form, recessive materials, and containment within the existing domestic cluster.

The proposal results in no greater impact on the openness of the Green Belt than the previously approved scheme (25/00192/FUL). The spatial parameters, footprint containment, and overall massing remain comparable, and the functional refinements do not introduce any additional visual or spatial effects beyond those already accepted by the Council.

12. Conclusion

The proposal represents a proportionate refinement of the previously approved scheme (25/00192/FUL), delivering a replacement building that has been assessed against, and is considered consistent with, NPPF 149(b) as a building that is not materially larger than the one it replaces. The development sits wholly within the established domestic curtilage and introduces no encroachment into previously undeveloped land. The form, materials, colour palette, agricultural character, siting, and incidental domestic function all remain unchanged from the approved scheme, with the exception of a minor, non-material improvement to the west elevation (replacement of a window with a patio door) to enhance usability and natural daylighting.

The modest volumetric uplift arises from prudent future proofing for inclusive access, consistent with the Equality Act and Policy CS2. The modest increase in width is the minimum necessary to accommodate a compliant lift shaft; retrofitting a lift within the previously approved envelope would be structurally disproportionate and practically unachievable. It is therefore considered that the dimensional refinement is a policy-aligned, functional necessity, rather than an expansionary design choice.

The associated 25% increase in photovoltaic capacity and approximately 2,570 kg annual CO₂ savings arise as a consequential sustainability benefit, directly supporting Policy DM11 and the Council's Climate Emergency Action Plan. These gains flow naturally from the accessibility-led refinement and are not a driver of the building's scale or geometry. The replacement building retains its agricultural character, remains wholly incidental to the enjoyment of the dwellinghouse, and introduces no increase in activity, intensity, or domestic spread.

For the reasons set out above, it is therefore considered that the proposal is consistent with the objectives of Policy CS5 in relation to Green Belt openness.

The scheme also prudently allows for future inclusive access in line with the Equality Act, supported by medical evidence provided separately.

Planning permission is respectfully requested.

Appendix A– Dimensional Comparison Tables

Table A – Volume Comparison

Metric	Existing	Replacement	Change
Length (m)	13.59	13.85	+0.26
Width (m)	7.52	8.96	+1.44
Eaves height (m)	3.92	3.86	-0.06
Ridge height (m)	6.03	6.34	+0.31
Total volume (m ³)	≈508.4	≈632.9	+124.5
% increase	–	–	≈24.5%

Table B – Solar PV Comparison

Metric	Existing	Replacement	Change
Usable roof area (m ²)	≈48.2	≈59.9	+24.3%
Number of panels	24	30	+25%
System size (kWp)	11.88	14.85	+25%
Annual generation (kWh/yr)	≈11,286	≈14,108	+25%
CO ₂ savings (kg/yr)	≈2,053	≈2,570	+25%

Appendix B - Site Images



Figure 1 – Existing Barn, East Elevation.



Figure 2 – Existing Barn, West Elevation.



Figure 3 – Existing Barn, South Elevation.



Figure 4 – Existing Barn, North Elevation.



Figure 5 - Aerial Map Large Scale (Arrow pointing to site).



Figure 6 - Aerial Map Small Scale (Red line as per location plan).

Appendix C – Policy Cross-Reference Table (Tables A and B)

Policy Clause	Requirement	Where Addressed in This Statement
NPPF 149(b)	Replacement building not materially larger than the one it replaces	Section 11 – Green Belt Assessment (Materially Larger Test)
NPPF – Spatial Openness	No greater spatial impact on openness	Section 11 – Spatial Openness Analysis
NPPF – Visual Openness	No greater visual impact on openness	Section 11 – Visual Openness Analysis
Policy CS5 – Green Belt	Protect openness; prevent encroachment; maintain rural character	Section 11 – Green Belt Assessment; Section 5 – Layout, Siting & Scale
Policy CS2 – Inclusive Communities	Provide for inclusive access and future adaptability	Section 12 – Conclusion (Inclusive Access Justification)
Policy DM11 – Low Carbon Development	Support renewable energy and CO ₂ reduction	Section 12 – Sustainability Benefits (PV Capacity & CO ₂ Savings)
Fallback Principle	Weight given to extant permission capable of implementation	Section 11 – Fallback Scheme Comparison
Incidental Domestic Use Test	Outbuilding must remain incidental to dwelling	Section 4 – Proposed Development; Section 11 – Subordination Paragraph
Subordination to Main Dwelling	Outbuilding must be clearly subordinate in scale and function	Section 11 – Subordination Assessment (Volume Ratio 61%)

Appendix D - Medical Summary and and Planning-Relevant Justification.

Purpose of this Appendix

This appendix is provided solely to explain the prudence of future-proofed access provision within the proposed replacement outbuilding. It does not assert current disability, nor does it claim an immediate requirement for a lift installation. Instead, it supports a proportionate, preventative design approach, consistent with inclusive-design principles, the Equality Act 2010, and sound long-term planning.

The medical information summarised below is derived from independent clinical documentation provided at Appendices E and F and is referenced only to the extent necessary to explain why accommodating potential future accessibility at the design stage is reasonable and prudent.

Source Documents

- **Appendix E** – Preventicum MRI Whole Spine Report (21 March 2024)
- **Appendix F** – Preventicum Consultant Referral Letter (21 March 2024)

Summary of Clinical Findings (High-Level)

Independent imaging identifies multi-level degenerative change within the spine, most notably affecting the cervical region, with evidence of disc degeneration and associated anatomical changes at multiple levels. Degenerative changes are also recorded in the thoracic and lumbar spine. The reporting consultant notes advanced degenerative features and altered spinal curvature (kyphosis), with a recommendation for ongoing clinical review.

Clinical Interpretation (Planning Context)

Degenerative spinal disease is, by its nature, a progressive condition, with variable trajectories between individuals. While the applicant is not currently mobility-impaired, the clinical findings indicate a reasonable potential for future functional limitation, particularly in relation to balance, stair negotiation and prolonged weight-bearing activities.

Such conditions are commonly associated, over time, with:

- Increasing difficulty using stairs safely
- Reduced stability and confidence in vertical circulation
- A higher likelihood of reliance on assistive measures for access to upper floors

Functional Implications for Building Design

In practical terms, these findings indicate that step-free vertical access may reasonably be required in the future to allow safe use of first-floor accommodation. Importantly:

- Retrofitting a lift into a building *not designed for one* typically requires substantial structural alteration
- Such retrofitting would likely be more disruptive, less efficient, and potentially require further planning intervention, particularly within a Green Belt context

Early, passive provision for a future personal lift (i.e. lift-ready space and structure only) is therefore a preventative and proportionate response, allowing adaptation if required without increasing bulk, footprint or visual impact at a later date.

Planning Relevance and Proportionality

From a planning perspective, the medical evidence supports:

- A modest, function-led refinement to the building envelope at the outset
- Avoidance of future intrusive reconstruction or additional material bulk
- Reduced risk of subsequent planning applications seeking further enlargement in the Green Belt
- Alignment with inclusive-design objectives without asserting immediate need

The approach reflects good planning practice: anticipating foreseeable access requirements and addressing them once, efficiently and proportionately, rather than deferring them until intervention becomes unavoidable.

Conclusion

The medical information summarised herein provides reasonable evidence that future accessibility requirements may arise and that accommodating such potential needs at the design stage is both prudent and proportionate.

The proposed lift-ready provision:

- Does not confer additional use or intensity
- Does not introduce immediate disability adaptations
- Does not rely on speculative worst-case assumptions
- Simply allows the building to remain safely and inclusively usable over its lifetime

This evidence therefore supports the restrained dimensional refinement proposed and reinforces the conclusion that the scheme represents a balanced, forward-looking and policy-aligned design response, particularly within a sensitive Green Belt setting.