

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/02656/FUL **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Halewood
Town Council

LOCATION: The Coachhouse, Gerrards Lane, Halewood, Knowsley, L26 5QA

PROPOSAL: CONSTRUCTION OF NEW TWO STOREY OUTBUILDING (WITH
GLAZED LINK TO DWELLING), TO FORM CRAFT STUDIO AND EN
SUITE BEDROOM

Site Description

The application site is a large detached house set within a cluster of Ribbon development at Gerrards Lane. The character of the area is semi – rural. There is a large wooded area to the north, a neighbouring dwelling to the south west a housing site in construction to the north east and a dwelling on the opposite site of Gerrards Lane to the south east. The site joins Gerrards Lane which is a busy road.

Proposal

The proposal is for the construction of new two storey outbuilding (with glazed link to dwelling), to form craft studio and en suite bathroom.

Consultations

Arboriculture – No objection provided replacement planting is secured and the tree reports are made approve documents.

Cadent Gas - No objection, informative note required.

Representations

This application has been publicised by letters sent to 10 neighbours. 1 Representation has been received in support of the application consisting of the following main points:

- Fully supportive of this planning application!

Planning History

Several applications have been approved at the property, however, none are directly relevant as the approved applications were small scale alterations and did not increase the volume of the dwelling. (A housing application next door was recently approved – 21/00491/FUL).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS21 - Greenspaces and Trees

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 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.

Assessment

Principle of Development

NPPF para 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. One of the exceptions to this is part c which states the following:

c) 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;

UDP policy G7 states that in general extensions of up to 50% above the original dwellings are considered acceptable in the Green Belt.

The proposed extension would result in a total gross volume increase of around 29% above the volume of the original house. This complies with UDP policy G7.

In addition, the spread and visual impact of the development needs to be considered. The proposal would be to the north of the main dwelling and would be surrounded by dwellings to the south west, south east and east and by a wooded area to the north. The extension would also be lower in height than the main dwelling. As a result, there would not be a significant visual impact.

Overall, it is considered that the extension would not create a disproportionate addition to the original building. Therefore, the extension is acceptable in principle and consistent with UDP Policy G7, Core Strategy Policy CS6 and NPPF para 149.

Design

The extension is of a modern contemporary design. Whilst it is different from the surrounding properties, it is smaller in height than the main dwelling and appears visually as a separate building more than an extension. The extension whilst different from its surroundings, is considered a quality contemporary building with attractive materials.

Street Scene

The extension would not be readily visible from the street scene as it set back significantly from the main road. Therefore, the proposal is in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenity

In relation to the dwelling to the south west, there would be no material impact on the amenity of this dwelling, as the main dwelling (The Coachhouse) is in between, and is a taller building.

In relation to the neighbouring site to the east. There is a dwelling along the boundary however, this does not directly face the extension and is at an oblique angle to it. The design has been amended to relocate the staircase away from the boundary and to move the balcony further away from the boundary. These changes reduce any

privacy impacts on the dwellings to the east. Due to this It is considered that there would be no harm to the amenity of future occupiers of these buildings.

Trees

The development will involve the loss of two trees (T3 and T4). However, replacement tree planting is proposed within the site. Provided this is implemented there would be no harm in relation to trees. This is supported by the council's arboricultural officer who has no objection subject to conditions.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There is a very large parking area within the property boundary well in excess of the 3 parking spaces required. Therefore, there will be no harm to highway safety.

Conclusion

The proposal would be acceptable in principle and in relation to the Street scene, Neighbour amenity, trees and highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-
 - a. Volume and Materials Statement (received 09/10/2023).
 - b. Arboricultural Impact Assessment (received 11/09/2023).
 - c. Arboricultural Method Statement (received 11/09/2023).
 - d. Location Plan (received 11/09/2023).
 - e. Proposed Block Plan (received 11/09/2023).
 - f. Proposed Elevations - Rev C (received 27/11/2023).
 - g. Proposed First Floor Plans – Rev A - (received 27/11/2023).
 - h. Proposed Ground Floor Plans – Rev A (received 27/11/2023).
 - i. Proposed Outbuilding Elevations Rev B (received 27/11/2023).
 - j. Proposed Site Plan (received 11/09/2023).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

4) Tree Replacement

Prior to occupation of the dwelling (or within the next available planting season), four replacement trees of (12-14 cm girth) shall be planted within the site in accordance with the document (Arboricultural Impact Assessment received 11/09/2023). These shall be retained hereafter. If any trees die within 5 years of planting these shall be replanted.

Reason: In order to provide replacement tree planting and avoid harmful loss of trees.

Signed Case Officer¹: Andrew Hunt

Signed Authorising Officer²: K Foster

Date: 1 December 2023

Informatives

N/A

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

2 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