



THE POOL HOUSE
FLUKERS BROOK LANE
KNOWSLEY
L34 7HB

Proposed Single Storey Side Extension and 1st Floor Extension

PLANNING STATEMENT

March 2023

CONTENTS

- 1 INTRODUCTION
- 2 SITE DESCRIPTION
- 3 PLANNING HISTORY
- 4 PROPOSED DEVELOPMENT
- 5 PLANNING POLICY CONTEXT
- 6 PLANNING POLICY ASSESSEMENT
- 7 CONCLUSIONS

1. INTRODUCTION

- 1.1 AMNI Consultants is retained by Mr Meridith ('the Applicant') to produce a supporting Planning Statement for the erection of a single storey side extension and a first-floor extension over an existing double garage ('the Proposed Development') at The Pool House, Fluker's Brook Lane, Knowsley L34 7HB ('the Site').
- 1.2 The planning application is made to Knowsley Metropolitan Borough Council ('the Local Planning Authority') as a Householder application and relates to the red edge application site boundary defined on the Location Plan in support of this application.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.4 The Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with the planning merits of the scheme.
- 1.5 This statement should be read in conjunction with the submitted package, which includes the following documents;
- 2274-02-02-002 Location Plan
 - 2274-02-02-001 Block Plans
 - 2274-02-03-001 Existing Plans
 - 2274-02-03-002 Proposed Plans
 - 2274-02-05-001 Existing Elevations
 - 2274-02-05-002 Proposed Elevations
 - Planning Statement (this document)

2. SITE DESCRIPTION

- 2.1 The application site is situated off Fluker's Brook Lane, Knowsley and comprises of a detached two storey dwelling within a generous plot. To the north is The Whitehouse and to the east is Brookside, both are residential dwellings. These three dwellings form a small residential area off Fluker's Brook Lane which is heavily screened from the surrounding area with woodland. To the west of the site is the M57 motorway.
- 2.2 An aerial image of the site in context with its immediate surroundings is provided in Figure 1 below.



Figure 1: Aerial image of the site (source: Google Maps)

3. PLANNING HISTORY

3.1 A search of Knowsley Metropolitan Borough Council's online planning register has been carried out. The following applications relate to the site:

Application No.	Description of Development	Decision
16/00253/CLD	Erection of Extension to Rear of Existing Dwelling, Erection of Single Storey Outbuilding Containing Pool, Sauna, and Gym, Together with Conversion of Existing Garage	Granted 02 Jun 2016
15/00608/FUL	Erection of Part Single and Part Two Storey Extension to Side and Rear	Refused 13 Nov 2015
05/00014/FUL	Conversion and External Alterations and Extension to Pool House and Garage/Storage Building to Form 2 No. Residential Dwellings	Granted 25 May 2005

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development consists of a single storey side extension comprising of a garage and a gym/office room. The existing attached double garage will be retained with a first-floor extension erected over the garage area. The first-floor extension consists of a Master Bedroom accessed from the existing master bedroom. The area of the existing master bedroom is to be converted into a walk-in wardrobe area.
- 4.2 The single storey side extension is stepped back from the existing front wall. The front part of the roof will be pitched at the same degree as the main roof of the dwelling with a lower ridge line. The rear section of the extension will also have a pitched roof with the gable elevation to the rear.
- 4.3 The first-floor extension is situated above the existing garage. The current 1st floor is situated within the roof space of the house and has dormer windows to the front and rear. As the new first floor extension is not the full width of the house it has been designed to be a full story to allow the extension to have a useable floor area. The ridge of the proposed extension is therefore higher than the current ridge line but has been designed to be lower than the house on the adjacent plots, Brooklands and White House.

5. PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

5.2 The Development Plan for the application site comprises of the Knowsley Local Plan: Core Strategy 2016 which was adopted on 6th January 2016. Material considerations include the National Planning Policy Framework (NPPF) and any local supplementary planning guidance documents considered relevant to the proposal.

5.3 As can be seen from the extract from the Knowsley Local Plan Policies Map provided in Figure 2 below, the site is allocated as Green Belt.

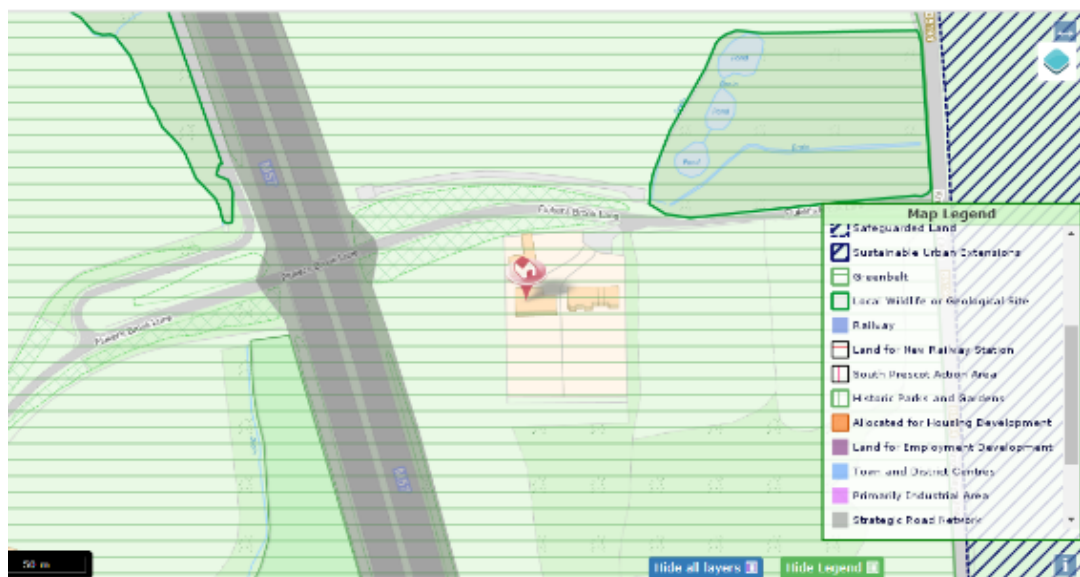


Figure 2: Extract from the Knowsley Local Plan Policies Map 2016

Development Plan

Knowsley Local Plan: Core Strategy 2016

5.4 The Knowsley Local Plan: Core Strategy 2016 contains a vision and strategy that sets out how the Council want Knowsley to develop. It not only ensures that new homes, jobs and services required by communities are located in

the most sustainable places, but also provides the framework for delivering the necessary infrastructure, facilities and other development to make this possible. Policies considered relevant to the determination of the application are:

- Policy SD1: Sustainable Development
- Policy CS5: Green Belt

5.5 **Policy SD1: Sustainable Development** reflects the NPPF and its promotion of Sustainable Development. The Policy states that:

“When considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Work will be undertaken proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area”.

5.6 **Policy CS5: Green Belt** states:

“New Development in the Green Belt

1) Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations”.

Material Considerations

National Planning Policy Framework (NPPF) 2021

5.7 The NPPF sets out the Government's planning policies for England and how these should be applied and is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.8 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.9 Paragraph 11 is clear that for decision-taking applying the presumption in favour of sustainable development means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- o *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*

5.10 National Green Belt policy is set out within Section 13 of the NPPF. Paragraph 137 states that the Government attaches great importance to the Green Belt. The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belt is its openness and permanence. Paragraph 138 states that the Green Belt serves 5 purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.11 Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to inappropriate development are listed in the NPPF paragraphs 149 and 150. Paragraph 147 states that *inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*. In such circumstances, Paragraph 148 provides guidance in that *when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*.

Householder Developments SPD

5.12 The purpose of this SPD is to set provide further detail on how policies within the Knowsley Local Plan will be interpreted and applied to householder developments. Section 9 of the Householder SPD 2016 relates to House Extensions within the Green Belt.

6. PLANNING POLICY ASSESSMENT

- 6.1 The Knowsley Local Plan states that approximately half of Knowsley's land area is designated as Green Belt. As per paragraph 5.38 Policy CS5 'New Development in the Green Belt'; *"Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations"*. However, this does not imply that all development in Green Belt is inappropriate.
- 6.2 The term Openness of the Green Belt is hard to define as it can hold different meanings for different participants. Users of the green space could classify it as open, uninterrupted space whereas Planning Policy defines it as protection of currently undeveloped space. The site is level, easily accessed and not serving a substantial function in terms of the 5 purposes of the Green Belt, as stated in para 134 of the NPPF. The development does not constitute 'sprawl' as it is contained by its neighbours.
- 6.3 Inappropriate development is considered to 'significantly' impact the openness of the Green Belt. It would be hard to conclude that this proposal would significantly impact on the openness of the Green Belt as inappropriate development, for the following reasons;
- The property on the green belt land concerned is a domestic dwelling, the use of which will not be changing as a result of this application. Both during construction work and upon completion, the proposed works will bear no impact on surrounding greenery, planting or neighbouring properties. The proposed development will not encroach on any land further to that currently occupied by the existing curtilage.
 - The site is within a small residential area. This green belt area is not considered to be a significant area of beauty that attracts visitors or has a special character in its own right. In addition, it is not recreational space used by the area's inhabitants. Given its simple

definition as open field space, the proposed development will not negatively impact on its current use, openness or appearance. The site is defined by mature trees and hedging.

- 6.4 Section 9 of the Householder SPD 2016 relates to House Extensions within the Green Belt. This policy requires that extensions to dwellings sited in the Green Belt are not, when taken together with previous extensions "disproportionate" in scale to the original dwelling. It states that *"Where a dwelling proposed to be extended such that cumulative additions would amount to an increase on the original volume of over 50% these will normally be classed as disproportionate and unlikely to be allowed."*
- 6.5 The volume of the original house is calculated as 843m³, with the proposed volume being 1261m³. This amounts to a 50% increase in volume and accords with the Householder Development SPD.

7. CONCLUSION

- 7.1 The proposed development consists of the erection of a single storey side extension and a first-floor extension over an existing double garage. It is proposed to build the extensions with matching materials to that of the existing dwelling.
- 7.2 The extension will result in a cumulative 50% increase in volume in line with Chapter 9 of Knowsley Council's Householder Development SPD (June 2016). Volume calculations are not the only way to assess the acceptability of a proposed extension in the Green Belt. In accordance with the Council's SPD, consideration should also be given to the form, design and appearance of the proposed extension and its relationship to the existing dwelling house.
- 7.3 The arguments stated in this report provide evidence that this extension is appropriate development within the Green Belt. As such the development will not result in any negative impacts which would significantly and demonstrably outweigh the benefits of this proposal and the application proposal should be considered on this basis.