

Regeneration and Economic Development Department

APPLICATION NO: 21/00830/FUL

APPLICANT: Mr John McCormack

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A TWO STOREY REAR EXTENSION

LOCATION OF SITE: 93 Cronton Road, Cronton, L35 1QU

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network – Strategic Road Network

Green Belt - Tarbock

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

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

TECHNICAL CONSULTATIONS:

Tarbock Parish Council - No Comments

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. It has also been advertised by Site Notice. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a detached dwelling on the corner of Cronton Road and Foxes Bank Lane. Permission is sought for the erection of a two storey extension to the rear of the dwelling.

POLICY CONSIDERATION

The site falls within designated Green Belt. Policy G7 within Knowsley's UDP permits extension and alterations to residential dwellings within the Green Belt providing they respect the appearance of the

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existing dwelling, its setting and preserve the openness of the green belt. The proposal should not by itself or in conjunction with earlier developments result in a disproportionate addition over and above the size of the original dwelling. The explanation goes on to state that as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not allowed. The size of the original dwelling is defined as that which existed on 1st July 1948 or the dwelling as originally built if this was later.

The NPPF also stipulates that extensions or alterations of a building are listed as exceptions to inappropriate development within the Green Belt. Paragraph 145. C) allows for extensions or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building.

There is one historic application for the property, which involved a lounge and bedroom extension. The supporting information states that this previously extension was located to the rear and amounted to a small volume increase of approximately 18m³. The pre-1948 historic maps of the area, would generally appear to support this, as they indicate a building with a similar footprint to the existing. The original building is concluded to have had a volume of 615m³, while the current proposal would result in an additional volume of 128m³. Therefore, the cumulative increase from the previous and current proposal would be 24% over the original dwelling.

As such it is considered that the extension would not result in a disproportionate addition, over and above the existing built form, which would be detrimental to the openness of the Green Belt.

ASSESSMENT

While the extension is proposed to the rear of the property, there would be some views of it along Cronton Road, given the property is angled towards the junction. However, it is considered that the design would harmonise with the original dwelling and would not appear out of keeping within the setting. The materials proposed would match the existing facing materials and the gable end roof would echo the existing features within the rear elevation.

Given the extension would be located a considerable distance from the nearest dwelling, there would be no implications on residential amenity.

The proposal would not affect the existing parking arrangements, nor would it create any additional parking requirements. As such the development would not raise any highways safety concerns.

CONCLUSION

The proposed extension would result in a cumulative increase of approximately 24% over the original dwelling. As such it is considered that the proposed additions would not be detrimental to the openness of the Green Belt and would not be viewed as a disproportionate addition to the dwelling. The design would reflect the character of the property/area and would not unduly affect the amenity of the surrounding dwellings.

As such the proposal complies with relevant criteria of Policies CS2, CS5 and CS19 of the core strategy and saved Policies G7 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Documents and therefore is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 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).

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- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/10/2021	04	-	PROPOSED ELEVATIONS
22/10/2021	03	-	PROPOSED FLOOR PLANS

Informatives

Louise Everard

5 January 2022

Alan Kilroe
5 January 2022

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