

PLANNING STATEMENT

Partial demolition of existing barn
and erection of detached
dwellinghouse (Class C3) at
Springfield Stables, Garnetts Lane,
Tarbock Green L35 1QN.

MPD Built
Environment
Consultants Ltd

Planning Statement for the partial demolition of barn and erection of a detached dwellinghouse (Class C3) at Springfield Stables, Garnetts Lane, Tarbock Green L35 1QN.

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1. Introduction

This planning statement accompanies the application for the partial demolition of the existing barn and its replacement with a new dwellinghouse at Springfield Stables, Garnetts Lane, Tarbock Green.

It explains the concept and principles of the proposed development in relation to key issues such as planning history, surrounding character and residential amenity. It also examines how the proposal accords with relevant National and Local Planning Policy.

This document is divided into five sections and has the relevant information included on the context of the site, the proposed development, planning history, planning policy context, appraisal and conclusions.

In addition, the planning statement is supported by a Protected Species Survey and Building Appraisal for Potential Bat Roost Report, along with the application submissions sent electronically via the Planning Portal.



2. Site context

The site is situated in the Tarbock Green area of the borough of Knowsley which lies to the East of Liverpool. The surrounding area consists of farmland and smallholdings. The site is within in the designated green belt with existing buildings on site. It is therefore considered that it meets the definition of Previously Developed Land as set out in the NPPF.



The site consists of a land holding of approximately 1.91 hectares including buildings. The main stable block measuring 748 square metres approximately, consisting of 22 loose boxes plus food store, tack room and open storage area.

There is also a separate Dutch barn with concrete floor and steel frame with a timber shed adjacent to the main stable block which backs onto Garnetts Lane.

The immediately adjacent plots are made up of detached two-storey and single-storey housing with associated land. There are a variety of stables and other agricultural uses surrounding the site. The character of the area can best be described as rural with agricultural and equestrian uses dominating the landscape for the most part.



There is an existing vehicular access from Garnetts Lane which will continue to be utilised to serve the site. Garnetts Lane is an adopted highway with sufficient width to enable vehicles travelling along it to pass one another.



3. Proposals

The proposals involve the partial demolition of the existing barn and the erection of a self-build dwelling. The southern end of the existing building will be demolished whilst the northern element will be retained as stabling.

The existing barn has little architectural merit being a functional structure as opposed to being an aesthetically pleasing piece of architecture. The structure to be removed is a long detached single storey building of timber framed construction, timber panel covered walls and pitched corrugated cement fibre roofing. The northern gable which will be retained has a brick facade with all other elevations being timber clad.



The existing building measures approximately 55 metres in length, with a width of 14 metres with a ridge height of 4.5 metres. Under the proposals a length of 30 metres of the southern end of the building will be removed.

Internally, the building is divided up into compartments by panel boarding. The roof void remains open and linked above the dividing boarding. The cement panel roof is either exposed internally or hidden by panel boarding. The southern end of the building which is to be demolished is currently used for storage purposes. The barn itself is surrounded by hardstanding to its northern end with grassland on the other sides of the building.

The new dwelling will be situated on the site of the southern element to be removed; however, it will cover a reduced footprint in comparison to the existing structure to be demolished. The new dwelling will be a single storey property with a pitched roof with three bedrooms and will a floor area of 83sqm against the 420sqm of the existing structure to be demolished. The ridge height of the new dwelling will be 6.04 metres.

As part of the proposals a package treatment plant will be installed to deal with foul waste from the new dwelling.



4. Planning History

A search of the Council's public access system did not reveal any planning history relating to the application site.

5. Key Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations indicate otherwise. The National Planning Policy Framework (NPPF) supports this legislative position, and its contents are a material consideration in determining the application.

5.1 National Planning Policy

The proposal is not considered to be contrary to the objectives of either national or local planning policy and in the following section we will set out the rationale for this reaching this view.

In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) December 2024. It is considered that as a result of the recent changes to the NPPF the policy landscape has become more permissive in relation to Previous Developed Land and Grey Belt land in the Green Belt.

2. Achieving sustainable development

Paragraph 7 of the NPPF states that “The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes.” It further states that “the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.” The Government has already identified there is a national housing crisis and that we are not building enough homes to meet demand and to this end it has committed to building 1.5m homes in the next 5 years.

The National Planning Policy Framework in **Paragraph 8** highlights that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways namely economic, social and environmental.

Paragraph 9 reinforces the point that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. This is particularly relevant in relation to this proposal.

Paragraph 11 makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay.

4. Decision-making

Further attention is drawn to **Paragraph 39** of the NPPF which encourages local planning authorities to approach decision-taking in a positive way by looking for solutions rather than problems. Decision-takers at every level should seek to approve applications by using the full range of planning tools available to them and working proactively with applicants.

The NPPF, identifies local circumstances as a relevant factor to consider when making decisions. In this case the site is a previously developed land within the Green Belt. **Paragraph 55** states that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. **Paragraph 56** states Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable using conditions or planning obligations. Planning obligations

should only be used where it is not possible to address unacceptable impacts through a planning condition. **Paragraph 57** further states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects.

5. Delivering a sufficient supply of homes

Paragraph 61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The application site is PDL as defined in the NPPF and as such there should be no impediment to it being brought forward to provide a new home.

Paragraph 63 highlights the need to provide homes for all sections of society including those who wish to build their own homes.

Paragraph 65 reinforces the need to support the reuse of brownfield land where vacant buildings are being reused or redeveloped. The proposals include the demolition of a semi- redundant building to provide a new self-build home for the applicant which accords with the provisions of paragraph 65 of the NPPF.

Paragraph 73 acknowledges the importance of small windfall sites such as this proposal in providing much needed housing for people quickly. The government also places great weight on the benefits of using buildings within existing settlements for homes.

This site already has existing structures on it, so is considered a previously developed site.

Paragraph 82 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Whilst **Paragraph 83** expresses the importance of promoting sustainable development in rural areas where housing will enhance and maintain the vitality of rural communities and assist in supporting services.

Paragraph 84 states that planning policies and decisions should avoid isolated homes in the countryside. It sets out certain exceptions including c) the development would re-use redundant or disused buildings and enhance its immediate setting.

In this case the application site is located in the Green Belt but within easy reach of existing settlements so could not be described as being isolated even whilst meeting criteria of para.84c.

9. Promoting sustainable transport

Paragraph 110 “The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”

The site is situated five minutes’ walk from the nearest bus stop and Hough Green Railway station is a 25 minute walk or 4 minute drive away.

11. Making effective use of land

Paragraph 124 highlights that planning policies and decisions should support development that makes efficient use of land in meeting the need for homes. It further states that “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.”

Paragraph 125 states that substantial weight should be given in decision making to the value of using suitable brownfield land within settlements for homes. It further states “proposals for which should be approved unless substantial harm would be caused.”

It is not considered that in this case the redevelopment of this building will not result in any significant harm to interests of acknowledged importance including the Green Belt as the development footprint will be reduced in relation to the existing footprint.

12. Achieving well-designed places

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings with materials and should be visually attractive through good architecture and landscaping.

Paragraph 135 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

13. Protecting Green Belt land

Paragraph 142 emphasises the importance of the Green Belt in preventing urban sprawl by keeping land open. **Paragraph 143** outlines the five purposes of the Green Belt namely 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.

Paragraph 148 sets out the hierarchy of Green Belt land release, stating that PDL then Grey Belt which is not PDL should be developed before Green Belt is released.

This new approach clearly identifies that not all Green Belt land is equally as valuable as has been the approach advocated in the past. As such the level of protection previously afforded to PDL and 'Grey Belt' land in the Green Belt in the past is no longer appropriate if we are to meet future development needs.

Paragraph 153 advises that 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.

However, footnote 55 makes clear that VSC are not required to be demonstrated in the case of development on previously developed land or grey belt land, where development is not inappropriate.

Paragraph 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but includes exceptions to this such as the extension or alteration of an existing structure as

long as it does not result in disproportionate additions over and above the size of the original building and limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would: not cause substantial harm to the openness of the Green Belt.

Again footnote 55 is relevant in relation to the site in the context of paragraph 154, as the site is PDL and as such enjoys less protection than virgin Green Belt land serving a strategic purpose. It is also noted that the development will increase openness in the Green Belt as the proposals will result in a reduced development mass on the site.

Paragraph 155 states that the development of homes in the Green Belt should also not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework.

In this case the site is considered to be PDL and certainly meets the definition of 'Grey Belt'. There is a demonstrable need for self-build homes in the borough and the site is also accessible to local services and public transport so meets the definition of a sustainable location.

5.2 Knowsley Local Plan Core Strategy Adopted January 2016

The Knowsley Local Plan Core Strategy was formally adopted at a meeting of full council on 6th January 2016 and is the statutory Development Plan for the Borough used in the determination of planning applications.

Policy SD1 Sustainable Development

Reinforces the presumption in favour of sustainable development which is inherent in the NPPF.

Policy CS2 Development Principles

Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods.

Principle 2: Reduce carbon emissions and adapt to the effects of climate change.

Principle 3: Reduce the need to travel and increase accessibility.

Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place.

Principle 5: Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy.

Policy CS3 Housing Supply, Delivery and Distribution

Provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028, at an annual average of 450 dwellings per annum.

The tenure, type and size of new housing delivered in Knowsley will support the re-balancing of the housing market to better meet housing needs and

demands arising in Knowsley. Applications for new residential development must demonstrate how they contribute to this re-balancing.

Policy CS5 Green Belt

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.

Previously Developed Sites within the Green Belt

5.43 The Council wishes to allow appropriate future development within previously developed sites in the Green Belt provided the openness of the Green Belt is preserved. Such sites vary widely in type and size and smaller sites will not be identified specifically on the Policies Map. However, a number of previously developed sites in Knowsley's Green Belt including Kings Business Park and several sites used for operational needs by utility companies are of a major scale. The Council intends to identify these major sites in the Local Plan: Site Allocations and Development Policies, which may also include detailed policy guidance regarding new development within them.

The recent revision to the NPPF advocate that VSC are no longer required to be demonstrated to justify the redevelopment or development of PDL or 'Grey Belt' sites. This site is considered to be PDL and the proposals will result in a reduced development footprint on site and as such are considered to accord with both the NPPF and policy CS5 which may to an extent be considered to be superseded by the recent national planning policies changes.

Policy CS17 Housing Sizes and Design Standards

Residential Design Standards

All new residential development in Knowsley will be encouraged to comply with the following design standards (or equivalent replacement standard):

- a) Building for Life standards;
- b) Lifetime Homes design criteria; and
- c) Specific design and sustainability guidance in Policy CS19: Design Quality and Accessibility in New Development, Policy CS22: Sustainable and Low Carbon Development and relevant Supplementary Planning Documents.

Policy CS19 Design Quality and Accessibility in New Development

To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

- Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.
- Maintain a good standard of amenity for existing and future residents.
- Address the challenges of climate change and future changes in social, economic and environmental priorities, new development should integrate sustainable design principles.

Policy CS22 Sustainable and Low Carbon Development

New development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:

- a) Designing new buildings for flexible uses throughout their lifetime;
- b) Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;
- c) Ensuring developments are comfortable and safe for users;
- d) Making the most effective and sustainable use of water, aggregates and other resources;
- e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques;
- f) Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect;
- g) Using sustainable materials from local suppliers where possible;
- h) Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible;
- i) Managing flood risk, including through the use of Sustainable Drainage Systems (SuDS) and flood resilient design for infrastructure and property; and
- j) Promoting sustainable waste practices in new and existing developments.

Low Carbon Development, Community Energy Fund and Allowable Solutions

2) Government targets for carbon reduction in new development are expected to be implemented through updates to the Building Regulations. Where it is not technically feasible or economically viable to meet the requirements on site, contributions to the Council's Community Energy Fund may be accepted as one of a range of options under the Government's proposed 'Allowable Solutions' mechanism. The Fund will be used to support carbon reduction

initiatives in Knowsley and potentially the wider Liverpool City Region.

Sustainable Construction Targets

3) Local targets for sustainability in relation to specific development areas or sites may be outlined in the Local Plan: Site Allocations and Development Policies.

5.3 Knowsley Unitary Development Plan (Saved Policies)

In the transition to the Local Plan system, 78 out of the original 82 UDP policies were saved by the Secretary of State on June 12, 2009. Three additional UDP policies were replaced upon the adoption of the Merseyside and Halton Joint Waste Local Plan. Subsequently, 36 policies were deleted with the adoption of the Local Plan Core Strategy. As a result, 39 UDP Policies remain in effect and those relevant to these proposals are identified below.

G6 - CONVERSION OR CHANGE OF USE OF EXISTING BUILDINGS IN THE GREEN BELT.

It is considered that the NPPF supersedes this policy now. However, given that the proposals will result in a greater degree of openness in the Green Belt it is considered that the proposals are still compliant with this policy.

5.4 Knowsley Council Supplementary Planning Document

Design Quality in New Development Supplementary Planning Document

6. Self-Build and Custom Housebuilding Act 2015 (As Amended 2016)

The Self Build and Custom Housebuilding Act 2015 (As Amended) places a duty on Local Planning Authorities to plan for people who want to build their own homes. Each Local Authority is required to keep an up-to-date register of people who have expressed an interest in building their own home. Within Knowsley there are currently sixteen people on the register.

Local Planning Authorities are also required to promote self-build and custom housebuilding as part of the Act including adopting appropriate planning policies and designating sites as well as making land available.

In October 2016 new legislation came into force which made amendments to the Self-Build Custom House Building Act 2015 establishing a right to self-build one's own home. This Act places a duty upon Councils to grant planning permission on enough serviced plots to meet the demand. This proposal is to self-build a new open market dwelling in accordance with the provisions of the above-mentioned Acts.

The applicant will enter into a section 106 agreement under the Town and Country Act or issue a Unilateral Obligation under the same provisions to ensure that the dwelling is built and occupied in accordance the provisions of the Self Build Act.

The Right to Self-Build is designed not only to revolutionise the self-build sector but also to provide a much needed shot in the arm for the perennially underdelivering house building market.

The Act imposes three related duties on local authorities which are to:

- maintain and publicise a Register of individuals, and associations of individuals (groups) who are seeking to buy serviced plots of land in the authority's area to build houses for their own occupation,
- have regard to a Register when carrying out their planning; housing; public land disposal; and, regeneration functions, and
- to have regard to any Government guidance when exercising the above duties.

The initiative put forward in these Acts is designed to assist individuals to build their own homes on suitable sites and assist in delivering more homes to address the overall housing shortfall.

It is an initiative that recognises that such homes not only offer the prospect of a variety of individual designs but also enables a dwelling to be built at a significantly lower cost than one purchased from a larger house builder.

At the same time the deliverability rates of such dwellings are greater given that the process is driven by an actual need rather than a speculative land development activity which is constrained by the number of national housebuilders that might be interested in or able to take larger sites on.

THE NPPF

The Self-Build housing policy is expressly embedded into the National Planning Policy Framework, as updated. At **paragraph 61** it is stated: -

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

and again, at **paragraph 63**: -

“Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers ; people who rent their homes and people wishing to commission or build their own homes.”

Footnote 28 states: - *Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom build properties could provide market or affordable housing.*

The Development Plan is largely silent in addressing these duties imposed on Local Planning Authorities and does not contain any site allocations for self or custom-build housing. Consequently, the Presumption in Favour of Development embodied in the NPPF is actively engaged in respect of this form of development.

The development will add to the supply of self-building housing land and assist the Council in meeting its statutory duty and overall housing targets in this specialised area of housing provision and assist in meeting the clear demand for self-build plots.

The applicant fully meets the local connection criteria relating to self-build housing. At the same time the plot is readily serviced by existing infrastructure.

The proposal will add to the social sustainability of the area without causing any environmental harm and will add economic benefit. The proposal represents a sustainable form development as defined in the NPPF and the Development Plan.

7. Appraisal

7.1 Principle of development

The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but sets out as one exception 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.

The proposal represents a significant decrease in footprint to the existing building, as well as a reduction in volume being created by the removal of the existing structure and its replacement by a much smaller detached dwelling. It is considered that this is in line with both national and local planning policy and does not result in disproportionate additions over and above the size of the original building which would cause harm to the Green Belt.

The Government has reiterated its commitment to build more homes through the new NPPF. Indeed, the Government has introduced the concept of 'Grey Belt' as a means to promote the development of PDL in the Green Belt which has less value. It is considered that this site is a strong contender in regard to what the government would identify as Grey Belt or Previously Developed Land.

It is clear that the site does not fulfil any strategic role in terms of the objectives of the Green Belt as it has existing structures on it and incorporates areas of hardstanding it is therefore submitted that this site meets the definition of PDL set out in the NPPF and as such the proposals to build a new dwelling no longer constitute inappropriate development.

7.2 Previously Developed Land

The revised definition of PDL in the NPPF reads as follows “Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated. It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. This Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

The site is not covered by any of the exclusions listed in the above definition and as such it is considered that the site meets the definition of PDL as set out in the NPPF.

7.3 Grey Belt

The NPPF continues to underscore the importance of prioritising brownfield sites for development. These sites, having already been previously developed, are regarded as the first step in addressing the housing needs without encroaching untouched land.

The government proposes a system of “brownfield passports”, in which local planning authorities will be encouraged to approve brownfield development.

However, it has acknowledged that brownfield sites alone will not suffice the demands for housing.

To bridge the gap between the housing needs and restrictions on availability of land suitable for development, the government has introduced the concept of a grey belt. This would involve the release of certain low-performing green belt parcels of land, which provide a limited contribution to the green belt's core purposes.

This approach is designed to be strategic and safeguarded, ensuring that every development would align with sustainable development principles.

The NPPF glossary specifically defines what grey belt land would include. For now, the proposed definition would include:

For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

This site is clearly PDL and the fact it has existing hardstanding only reinforces the fact that its strategic value in terms of Green Belt is at the very lowest end of the scale. It is PDL with existing buildings on it which could be put to better use by allowing the demolition of the southern part of the barn and its replacement with a smaller dwelling.

7.4 Disproportionate Addition in the Green Belt

The NPPF is clear that the need to demonstrate VSC does not apply to development on PDL or Grey Belt land (footnote 55).

The current proposals envisage a significant decrease in floor area as well as volume when comparing the new dwelling to the existing structure to be demolished. Planning Policy CS5 and NPPF para 154 allow for the extension of existing buildings in the Green Belt provided they are not disproportionate. The Adopted House Extensions SPD allows for extensions of up to 50% and as such it is considered that the proposals accord with the criteria set out in Paragraph 154 of the NPPF, Policy CS5 of the Core Strategy and as well as the relevant SPD's.

7.5 Character and visual impact

The site is visually well contained, and the proposed development will not be visible from surrounding public viewpoints. Furthermore, the proposed development is consistent with the surrounding residential development and will not be out of character. The proposed dwelling will be of high quality, materials and incorporate details complementary of the existing building. Policy CS5 is also supportive of the reuse and repurposing of existing buildings.

7.6 Residential amenity

The increase in the height of the roof ridge height by 1.5m above that of the existing barn will mean that the structure is more prominent in the landscape but given the proximity to neighbouring properties looking out across the countryside it is not considered the impact will be significant. It also needs to be remembered that no one has a right to a view and the proposals will not give rise to any unacceptable impact on the amenities of adjacent dwellings. There

are no windows overlooking neighbouring gardens, so privacy is not considered to be compromised by the development. The distance between the structure and existing habitable room windows in neighbouring properties exceeds the minimum requirements set out in the House Extensions SPD. It is therefore considered that the proposals are compliant with Policies in the development plan.

7.7 Highway Safety and Parking

The development has been designed to accommodate sufficient off street vehicle parking to comply with the '*Parking Standards in New Development SPD*' requirements for a 3-bedroom dwelling. Careful consideration has been given to the parking layout to ensure that space around the dwelling is not dominated by hard standing in accordance with the SPD requirements.

The existing vehicular access onto Garnetts Lane will be utilised to serve the new dwelling with required sightlines already being in place so that vehicles emerging have a clear view of the road in both directions. There is sufficient turning space within the curtilage of the proposed dwelling to enable vehicles to turnaround and leave the site in a forward gear.

7.8 Design

The design of the proposed dwelling has been carefully considered given its rural location. It has a vernacular that is simple and compliments the surrounding character of the area which is one of working farmland.

The building will be designed into be compliant with Part L of the Building Regulations to meet current energy performance standards to accord with the requirements of Policy CS22 which requires energy efficiency measures to be incorporated into the design of new buildings.

The principles of secure by design will be incorporated as far as practical in the design given this is an existing structure in the main. Approved Document Q of the Building Regulations which relates to security and preventing unauthorised access to dwelling will be complied with.

7.9 Drainage

The site is within Flood Zone One, which means that it is within an area of low flood risk. There is no history of flooding on site and the risk of future flooding is considered low. There is no evidence to suggest that the development will exacerbate the risk of flooding elsewhere either. A drainage scheme for the site for both foul and surface water can be secured by way of an appropriately worded pre-commencement condition should planning permission be granted.

7.10 Self Build and Custom Build

The provision of self-build housing is an important part of the Government's strategy for tackling the housing crisis in the country. There is clear policy support at both a national and local level to promote self and custom build housing. This development will contribute towards the Council meeting its self-build targets given it has failed to designate any self-build or custom build sites in the development plan.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

7.11 Sustainable Development

The site is located within walking distance of bus stops connecting the site to local amenities and national transport infrastructure.

8. Conclusion

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan comprises the Warrington Local Plan (Adopted December 2023).

This Planning Statement is submitted in support of the application, confirms that the proposed development is entirely in accordance with the adopted Development Plan and the NPPF. There are no material planning considerations which indicate that planning permission should not be granted in accordance with the Plan.

The NPPF has been revised which is significantly more permissive in relation to residential development in the Green Belt where Previously Developed Land or Grey Belt land is involved. It is clear that this site now falls within the revised definition of PDL and as such the application is in compliance with the new NPPF.

It is not considered that the development will adversely impact the amenities of neighbouring dwellings as there are no residential dwellings in the immediate vicinity of the proposed dwelling.

It is concluded that the proposal is consistent with both local and national policy, representing a sustainable form of development in a sustainable location, having regard to the provision of the National Planning Policy Framework and the Development Plan. In accordance with NPPF, the presumption in favour of sustainable development applies because the application is in full accordance

with the Development Plan, and planning permission should therefore be approved without delay.

The site meets the definition of PDL as set out in the NPPF (December 2024). As such the proposals are not considered to be inappropriate development by the NPPF and is therefore considered to be in compliance with the policies of the NPPF. Local Plan policy CS5 was formulated having regard to the previous NPPF and as such it is not in compliance with the current version of the NPPF. Therefore, it is clear that the NPPF policy relating to PDL and 'Grey Belt' must take precedence over policy CS5 which is out of step with current national planning policy.

Accordingly, the Council is requested to support the proposed development having regard to the case set out in this statement and grant planning permission.