

**Proposed Rear Extension
at
93 Cronton Road
Knowsley
L35 1QU**



**Planning Statement
October 2021**

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1 Introduction

This report has been prepared in support of the planning application for the proposed double storey rear extension to 93 Cronton Road, Knowsley. L36 1QU. The report is to be read in conjunction with:

- All associated drawings including existing and proposed plans, elevations and site plan
- Knowsley Local Plan – Policy CS5 Green Belt
- Knowsley Replacement Unitary Development Plan – G7
- National Planning Policy Framework (NPPF)
- Planning Policy Guidance 2: Green Belts (PPG2)

The proposed works included a rear extension in order to provide a larger kitchen / family room with bi-fold doors into the garden area, along with internal alterations and repairs. The first floor rear extension includes for the bathroom to be located on the first floor along with a new master bedroom and en-suite with Juliet balcony.

2 Green Belt Planning Policy and National Planning Policy statement

As stated in the National Planning Policy Framework paragraph 134, the Green Belt policy seeks to prevent urban sprawl, serving 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.

The proposed development is not in breach of these Green Belt purposes. This supporting document seeks to explain further these reasons, namely that the development does not encourage urban sprawl, nor does it have a significant impact on the openness of the greenbelt, due to the works being contained well within the curtilage of an existing dwelling,

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. Para 3.6 of the PPG2 states that the policy allows extensions and alterations to existing Green Belt dwellings providing **"that is does not result in disproportionate additions over and above the size of the original building, the extension or alterations of dwellings is not inappropriate in Green Belts"**. PPG2 supports appropriate development where the design, scale, materials used and the impact that the building has on the openness of the Green Belt is considered in the overall design proposal, which has been the case in the progression of this application.

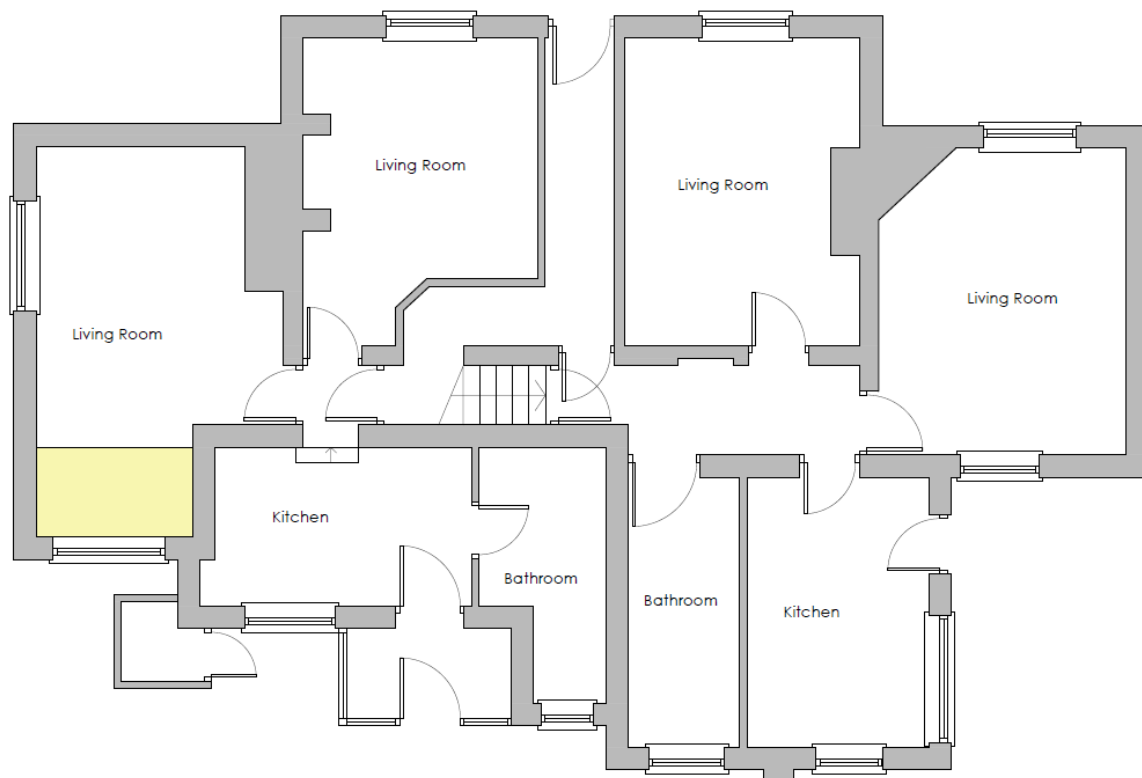
In order to be approved, the application also must comply with Knowsley's Green Belt Policies, part of the UDP. As the application refers to a rear extension of an existing dwelling in the Green Belt, the application must be considered under Policy G7 'Alteration, extension or replacement of existing dwellings in the green belt'. The policy states that extensions to existing dwellings will only be allowed where:

- The form and materials would respect the appearance of the existing dwelling and its setting, and preserve the openness of the Green Belt
- The development would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the surrounding area
- The proposal would not result in a disproportionate addition over and above the size of the original dwelling.

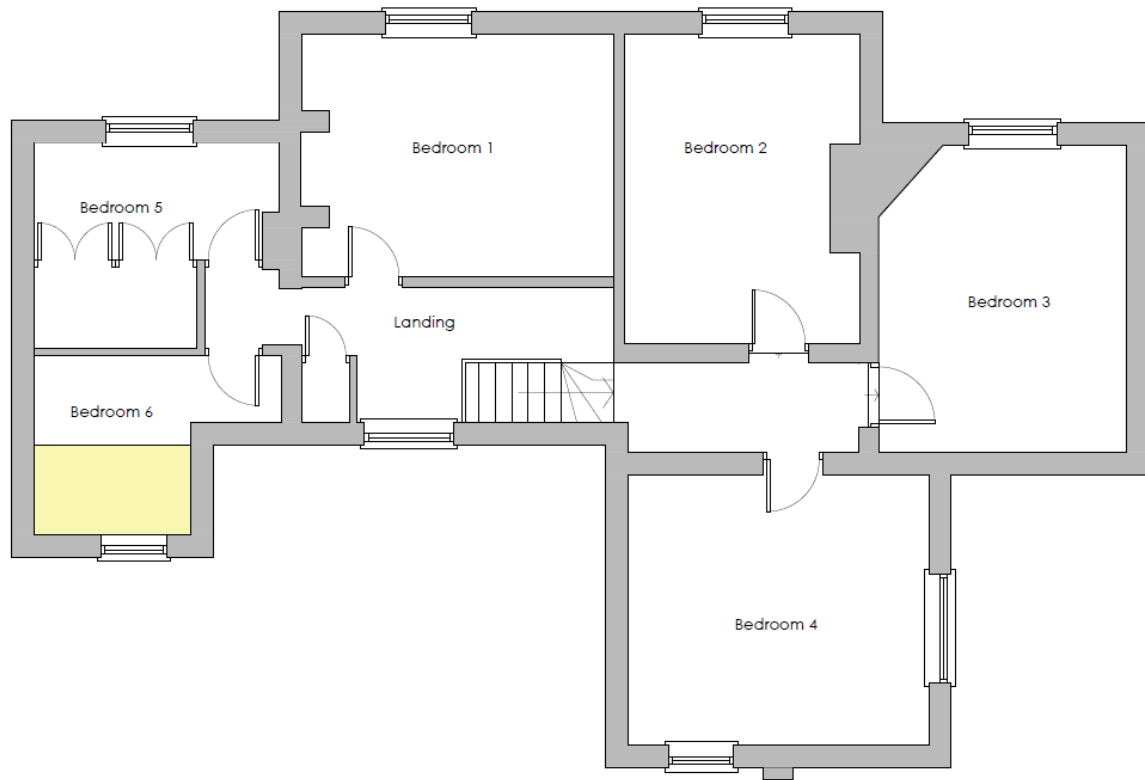
The policy then goes on to state that dwellings can be appropriate in the Green Belt provided they do not change the fundamental character and scale of the original dwelling. As per para 9.36 of Policy G7, the **general** guideline is enlargements of over 50% will not be allowed. The size of the "original dwelling" is defined as "That which existed on 1 July 1948 or the dwelling as originally built if this was later".

3 Volume Calculations

On examination of the planning history for the site planning permission was granted under application number 74/00995/HIST for an extension to lounge and bedroom. No documents are available on the council's website to assess the approved drawings however it is evident on site that the extension was for the highlighted area noted below in yellow.



Ground Floor



First Floor

The current volume of the house is 633m³

50% of the volume would be 316m³

The volume of the previous extension is 18 m³

The volume of the proposed extension is 128 m³

Total volume of extensions would be 146 m³

Resulting in an overall 23% increase in volume.

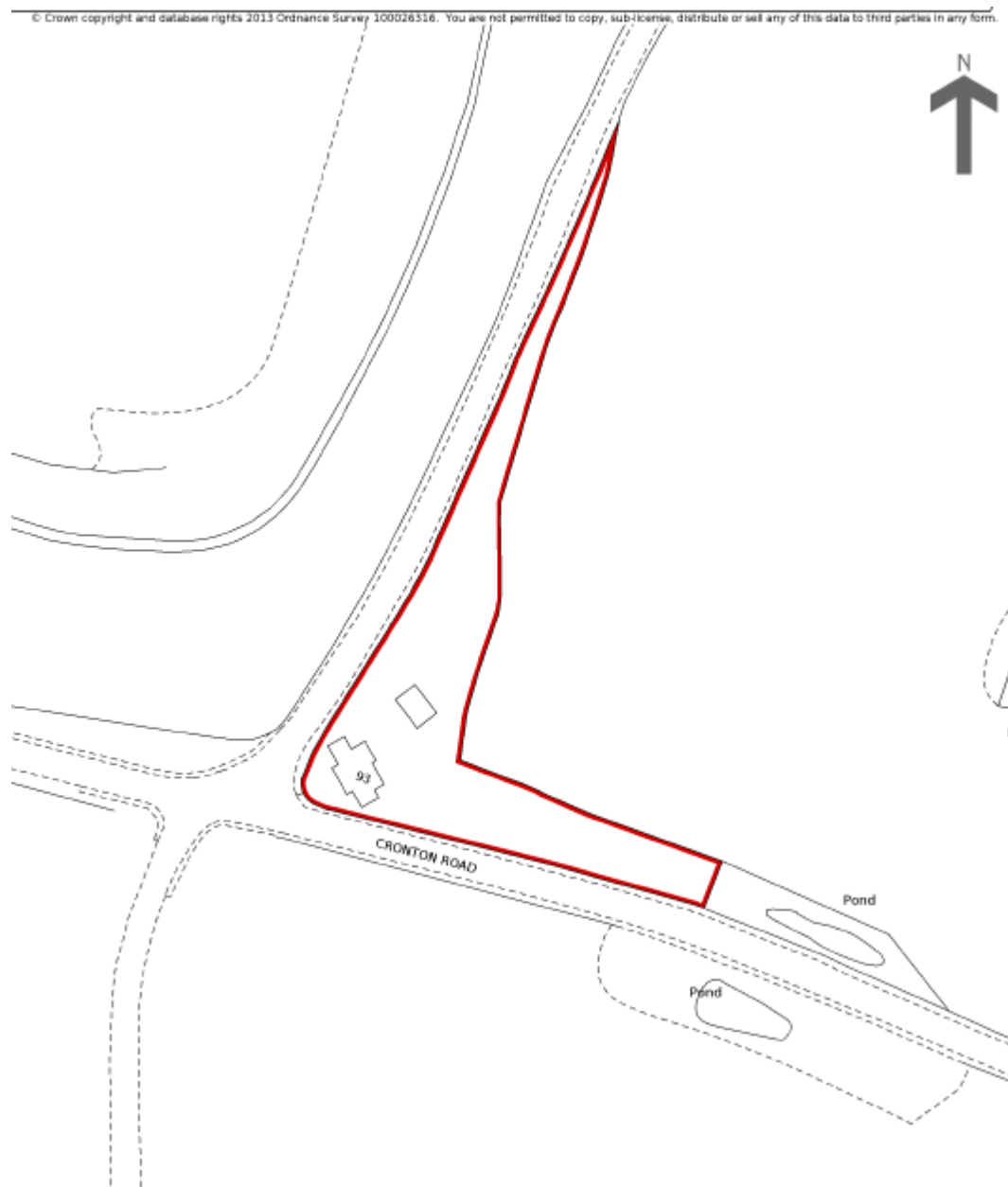
Therefore the proposed new extension is well within the guidelines of Policy G7.

4 Openness of the Green Belt

The property grounds are extensive and more than accommodate a house of the proposed size without affecting the openness of the Green Belt. 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.

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 proposed development will not negatively impact on its current use, openness or appearance. The extension could be considered as infill development to the current footprint of the dwelling.



5 Conclusion

The proposed extension extends to the rear of a detached property by varying distances but will not extend any further than the current footprint. It is proposed to build the extension with matching materials to that of the existing dwelling.

The arguments stated in this report provide evidence that this extension is appropriate development within the Green Belt.

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.