

<u>APPLICATION NO:</u>	25/00515/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Park Farm House, Prescot Bypass, Prescot		
<u>PROPOSAL:</u>	CONVERSION OF EXISTING FARMHOUSE INTO 2 NO. DWELLINGS		

Site Description

The application site is located at Park Farm House, Prescot Bypass and is situated within the Green Belt in the adopted Development Plan. The site is also located within a Local Wildlife Site and lies approximately 1.9km from the Grade II* Listed Knowsley Hall within the Grade II Listed Knowsley Park and is within the boundary of the Knowsley Safari Park site.

The application property is a two-storey lodge, constructed in sandstone and brick and is served by a slate roof. The property benefits from a two-storey extension (situated at the west end of the dwelling) in brick and also served by a slate roof.

Park Farm House forms part of a complex of buildings constructed in a variety of brick and stone, including a building with an open 'cart shed' and Tudor style gables positioned perpendicular to Park Farm House; and an L-shaped group of loosely connected buildings, which provide stables, sheds, and a pigsty.

The property is currently vacant.

Proposal

The application is for the conversion of Park Farm House by sub-dividing the existing property to form 2 no. dwellings, together with associated parking within the immediately adjacent yard area.

The proposal would not involve any external changes to the appearance of the existing property.

The proposal would include the sub-division of the garden to provide both properties with a defined private amenity area.

Consultations

Conservation & Design Officer: - No objections received.

The Gardens Trust: - No comments received.

Historic England: - No objections received.

Knowsley Parish Council: - No comments received.

Representations

This application has been advertised by way of site notice erected on site and press notices circulated in local press. No representations have been received.

Planning History

APP. NO: 98/00260/APP
PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING
DECISION: GRANTED
DECISION DATE: 22 June 1998

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

Policy CS20 Managing the Borough's Historic Environment (1) stipulates that *Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance.*

The application property is located in the Grade II Listed Knowsley Park Registered Park and Garden (RPG). Given the distance of Park Farm House from the Grade II Listed Knowsley Hall and the intervening landscape of the fenced Safari Park, this application will be assessed only in relation to the impact on the Grade II Listed Knowsley Registered Park and Garden.

The NPPF (Paragraph 210) states that *in determining planning applications LPAs should take account of:*

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. The desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 212 states that *when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.*

The key heritage to consider are subsequently, whether the proposal preserves the special interest of the Grade II Registered Park and Garden.

DESIGN, LAYOUT AND HERITAGE

9.17 of the Core Strategy states that *parts of the Knowsley Hall Estate and Croxteth Park also form an important part of Knowsley's heritage, being included on the English Heritage Register of Parks and Gardens and are covered by Policy CS20. All development within or close to these areas will be expected to be carefully designed and sited so as to avoid harm to their special character.*

Context:

The significance of Knowsley Park relates to its historic origins in the 13th century as an area of enclosed woodland, and its later development as the designed landscape

setting of Knowsley Hall in the late 17th and early 18th century, with significant elements to the designs by the renowned landscape garden designer Lancelot 'Capability' Brown. *Knowsley Park is considered to be of high significance.*

Knowsley Park includes an area of approximately 950ha with thirteen entrance lodges, at the time of the 1909 OS Map. To the northern half of the park, where Park Farm is located, was mainly farmland and some tree groups, including Chain Acre Wood to the north of the application site which included walks through radiating from a central point. To the south of the application site was the deer park and associated paddocks, seen on historic mapping.

Park Farm House is considered to make a minor positive contribution to the significance of Knowsley Park, though it is now experienced in a much-changed context, following the development of Knowsley Safari Park which now contains Park Farm House and the adjacent buildings.

The complex of buildings at Park Farm, were developed in the second half of the 19th century and include stabling, storage buildings, a barn/cart shed and pigsties. These buildings form a loosely connected L-shape block to the north and west of Park Farm House and are illustrative of the past uses associated with Park Farm House, and in connection with Knowsley Park estate. The buildings within the L-shape complex, as Park Farm House, include Tudor style detailing, and a mix of stone and brick with some decorative elements to the gables, chimneys and masonry, including stone bands, projecting gable bays, and brick arches.

The proposed conversion and sub-division of the existing farmhouse would not involve any physical external alterations to the existing building. All works would be internal such as blocking-up existing openings to separate the dwellings. The proposal, therefore, would not have any material harm to the special interest of the Registered Park and Gardens. This view is supported by the Conservation Officer, following the absence of any external alterations (other than the division of the existing fenced garden area to provide two separate private amenity areas) the proposal would not result in any notable harm to the special interest of Knowsley Park.

Furthermore, the Conservation Officer notes that any minor visual impacts relating to the additional parking to the L-shaped yard to the complex would be substantially screened by the complex of buildings and would be seen in the much-changed context of the adjacent Knowsley Safari Park enclosures / paddocks. Although, it was noted that the new spaces should not be formally marked out, in order to preserve the rural character of the courtyard group. This recommendation was shared with the agent, who agreed and has noted on the proposed site plan that the parking spaces should not be shown with marked or painted parking lines.

The Conservation Officer has also advised that consideration is given to the use of a native species hedging to sub-divide the garden areas, in oppose to a fence, again to retain the existing character of the site. This point was also shared with the agent who has noted to the proposed site plan that the boundary treatment would be soft landscaping.

In summary the Conservation Officer has reviewed the proposal and reached a view that for the reasons outlined above, the proposal would not result in any harm to the special interest or character of the Knowsley Park RPG.

RESIDENTIAL AMENITY

Policy CS19 Design Quality and Accessibility in New Development (Criterion 2) outlines that new development within the borough is expected to *maintain a good standard of amenity for all existing and future occupants of land and buildings*.

Existing nearby residents

The application site is located within a small complex of buildings, it is understood that none of the nearby properties currently serve as occupied residential dwellings, however, notwithstanding this, the proposed sub-division of the existing dwelling would not be considered to result in any significant harm to the locality of any potential residential properties as the scope of the works are internal.

Occupiers of the proposed dwellings

Regarding the internal layout, the Technical Housing Standards – Nationally Described Space Standards provides guidance for internal layouts. Point 10 (Technical requirements) (d) stipulates *in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²*. The internal floor space of the one of the bedrooms within the dwelling outlined to the proposed floor plans edged with an orange red line, which comprises the new self-contained dwelling, bedroom 2 measures at 11m², and although these are minimum standards it is a very minor shortfall and therefore, the minor deficit would be acceptable.

HIGHWAYS

The NPPF (Paragraph 116) 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

The proposed development does not involve any layout of any formalised hardstanding or demarcated parking spaces. The proposal would lead to the creation of two residential dwellings. There would be sufficient space surrounding the properties within the immediate yard to accommodate parking. No highway safety issues are raised due to the proposed development.

OTHER ISSUES:

GREEN BELT

The proposed development relates only to the sub-division of the existing dwelling with no external alterations or enlargements to the building. The proposal would have no material impact on the openness of the Green Belt.

Conclusion

The proposal would be acceptable in terms of design, heritage, residential amenity, highways and Green Belt. The proposal also complies with the relevant Core Strategy and Replacement UDP policies and is therefore recommended for approval subject to conditions.

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).

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20.11.2025	-	REV A	LOCATION PLAN
24.09.2025	710760 02A	REV A	PROPOSED FLOOR PLANS
20.11.2025	710760 04D	REV D	PROPOSED SITE PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Jo Sheridan**

Date: **14/01/2026**

Informatives

- 1 This planning permission, hereby granted, relates solely to the works outlined in the description of development and submitted plans and documents. The proposed development, hereby approved, is limited only to the outlined change of use and internal works associated with the sub-division of the dwellinghouse and does not permit external changes or alterations to the property.

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

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