

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00493/FUL

APPLICANT: Mr Simon Carney

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: Vine Cottage, 29 Netherley Road, Tarbock Green, Knowsley, WA8 4XQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

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

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.

PLANNING HISTORY

An application for a single storey rear extension was approved (21/00295/FUL – approved 19/7/21).

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objection, providing the documents are made approved documents.

Cadent Gas - No objection, informative note required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 14 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for the erection of a two storey side extension and single storey rear extension.

PRINCIPLE OF DEVELOPMENT

NPPF para 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. One of the exceptions to this is part c which states the following:

c) 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;

UDP policy G7 states that in general extensions of up to 50% above the original dwellings are considered acceptable in the Green Belt.

The proposed extension would result in a total gross volume increase of 50% above the volume of the original house. This complies with UDP policy G7.

In addition, the spread and visual impact of the development needs to be considered. The proposal would merely fill in a gap in the built up frontage and would not be readily visible from outside the site. It would result in a relatively concentrated form of development and would not result in significant harm or encroachment onto undeveloped open land. Therefore it is considered that the extension would create a disproportionate addition to the original building.

Therefore, the extension is acceptable in principle and consistent with UDP Policy G7, Core Strategy Policy CS6 and NPPF para 149.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The Two Storey Side extension would be pitched like the existing roof. Whilst it would not be set back by 1 metre at first floor level, it is set back from the boundary by over 1 metre. The extension is therefore consistent with para 7.2 of the SPD.

The extension has been amended by adding a false door to create the impression of a semi detached dwelling and to give the house a more balanced and proportionate look.

Overall, the design of the scheme is acceptable. The extension complies with the Householder Development SPD and Core Strategy Policy CS19. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties as the extension would be set back significantly from any boundary with neighbours.

In relation to number 5, there are no side windows on this dwelling that would be affected by the proposal.

It is considered, that any other properties would be less impacted due to their greater distance away.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

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The proposal is acceptable in principle and in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and 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).

- 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/10/2022	-	Rev C	Planning Statement
31/10/2022	01	D	Site and Location Plans
31/10/2022	03	B	Proposed Floor Plans and Elevations
09/08/2022	TRE/VCNR/Rev A	-	Arboricultural Method Statement
09/08/2022	TRE/VCNR/Rev A	-	Arboricultural Implications Assessment

Informatives

N/A

Andrew Hunt
31 October 2022

Alan Kilroe
2 November 2022

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