

# PLANNING STATEMENT

## CONVERSION OF 1 NO. AGRICULTURAL BUILDING INTO 1NO. DWELLING INCLUDING DETACHED GARAGE TOGETHER WITH CREATION OF ACCESS AND OTHER ASSOCIATED WORKS

Coach Road Farm, Cut Lane, Kirkby, Knowsley, L33 3AJ

**Variation of Condition 2 pursuant to planning permission 22/00299/FUL approved  
21/12/2022 to build in accordance with revised drawings:**

### 1.0 Introduction

- 1.1 Following the Council's approval of application 22/00299/FUL, the applicant has been progressing with the detailed architectural design and wishes to make changes to the following approved drawings referenced in Condition 2:

*Lower Floor Plans and sections - MG2022/07C - (received 18/11/2022).*

*Upper Floor Plans and sections - MG2022/08 - (received 18/11/2022).*

*Proposed Elevations - Rev C - MG2022/09 C - (received 18/11/2022).*

- 1.2 This application seeks approval to vary Condition 2 by substituting the above drawings for the following updated drawings:

*Lower Floor Plans and sections - MG2022/07 Rev D*

*Upper Floor Plans and sections - MG2022/08 Rev D*

*Proposed Elevations - MG2022/09 Rev D*

### 2.0 Revised Proposal

- 2.1 The proposed changes are shown in the revised drawings included with this application.
- 2.2 The key change is to amend the door and window details from generic timber to 'Koemmerling Heritage Residence Collection' doors and windows. No specific window joinery details were included in the approved application, other than the 1:50

elevations which included notes on the drawings stating “new windows and doors to be treated timber, colour / type to be agreed, to match existing style”. There is no requirement to submit window and door joinery details as a pre-commencement condition.

- 2.3 The proposed ‘Koemmerling Heritage Residence Collection’ doors and windows will match the glazing profiles shown on the approved drawings but are uPVC, not timber. They are a ‘flush fitting’ design that is traditional in design rather than modern uPVC stormproof windows that have an external lip that adds to the thickness of the mullions and transoms. This gives a more authentic appearance. They can also be coloured off-white or cream rather than stark brilliant white.

- 2.4 <https://www.residencecollection.co.uk/collections/r9/>



- 2.5 At present, the barn has a mix of crude uPVC and timber windows and none of these are original to the property. It is unclear what type of windows the barn would originally have had, but it would most likely have been small casement or horizontal 'Yorkshire' style sliding sash windows. The 'Koemmerling Heritage Residence Collection' replicates the traditional style timber joinery detailing – particularly the flush fitting of the casements within the outer frame and moulded profiles.
- 2.6 Finally, it is also proposed to change a window back to a doorway on the south elevation. This is currently a doorway and was proposed to be converted to a window in the approved scheme. To achieve this, it was agreed to infill using a recessed reveal detail to honour the previous doorway.
- 2.7 The proposed scheme will retain the doorway and install a new 'Koemmerling Heritage Residence Collection' door.



**Above:**  
Approved south elevation

**Below:**  
Proposed south elevation showing the amended door



### 3.0 Impact of the Revised Proposal

- 3.1 The revised proposal has been developed so as not to have any adverse impact on a number of sensitive receptors including heritage, neighbour amenity, trees or wildlife when assessed against the approval scheme. The following impacts have been assessed:

| Receptor           | Impact of new proposal                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Impact on heritage | <ul style="list-style-type: none"><li>• Modest change that does not harm the non-designated heritage asset.</li><li>• Does not result in any loss of surviving original fabric.</li><li>• Improvement on the current situation comprising crude uPVC and timber windows</li><li>• Reinstatement of the historic doorway is sympathetic and is a benefit on the approved scheme.</li></ul> |
| Neighbour amenity  | <ul style="list-style-type: none"><li>• No impact</li></ul>                                                                                                                                                                                                                                                                                                                               |
| Wildlife           | <ul style="list-style-type: none"><li>• No impact</li></ul>                                                                                                                                                                                                                                                                                                                               |
| Access and Parking | <ul style="list-style-type: none"><li>• No impact</li></ul>                                                                                                                                                                                                                                                                                                                               |
| Drainage           | <ul style="list-style-type: none"><li>• No impact</li></ul>                                                                                                                                                                                                                                                                                                                               |

### 4.0 Conclusion

- 4.1 The changes represent a modest and small-scale change to the approved layout. There is no change to the description of development and it can therefore be determined under S73 of the Act.
- 4.2 There will be no detrimental impact on the non-designated heritage asset.