

Proposed Householder Planning for Extensions to Dwelling

Spring Farm, Garnetts Lane, Tarbock Green,

Planning Statement

On Behalf Of

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Prepared by



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This Planning Statement accompanies the full planning application for the proposal.

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1 Introduction

This Planning Statement is submitted in support of a householder application for a modest residential extension to an existing dwelling located within the Green Belt in the Borough of Knowsley. The statement sets out the planning justification for the development, having regard to national and local planning policy, and demonstrates that the proposal constitutes appropriate development in the Green Belt.

2 Site Context

. The property is in long-standing residential use and is not subject to any statutory or non-statutory heritage designations.

The site benefits from established boundaries and is screened by mature vegetation, minimising visual impacts on the surrounding countryside.

The application site comprises a two storey detached dwelling set within a generous residential plot at Spring Farm, Garnetts Lane, Tarbock Green, L35 1QN, the property is located within a designated Greenbelt area.

The property is in long-standing residential use and is not subject to any statutory or non-statutory heritage designations.

The site benefits from established boundaries and is screened by mature vegetation, minimising visual impacts on the surrounding countryside.

It is proposed the new extension will take allowance of existing on-site volume to minimise the impact on the green belt.

An assessment of onsite volumes will be carried out to determine the size of the original property, and the existing on-site volumes ahead of the proposals being developed.

3 Proposal

The proposal seeks planning permission for the erection of various extensions to the property at Spring Farm, Garnetts Lane, Tarbock Green, L35 1QN

The extensions use materials matching the host dwelling, and any visual prominence of the property is minimal.

4 Planning Policy Context

4.1 National Planning Policy Framework (NPPF)

Paragraphs 147–151 of the NPPF (2023) provide the national framework for assessing development in the Green Belt. Paragraph 149 states that:

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

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...”

4.2 Knowsley Local Plan Core Strategy (2016)

Policy CS5 (Green Belt) confirms that the Green Belt boundaries will be protected from inappropriate development, and that proposals must comply with national policy.

The Knowsley Local Plan does not define "disproportionate" but relies on case-by-case assessment, informed by scale, design, and cumulative impact.

5 Assessment of Green Belt Impact

The proposal is considered appropriate development in the Green Belt under paragraph 149(c) of the NPPF for the following reasons:

Proportionate in scale: The proposed extension represents an increase of approximately 46% above the original building's volume, well within accepted thresholds for proportionate additions. However the impact volume should be considered to be less than 10% due to the inclusion of other external buildings/structures to be demolished.

- It has been calculated the existing volume on site is:

EXISTING HOUSE VOLUME = 660 m³

EXISTING OUTBUILDINGS VOLUME WITHIN RED LINE = 108 m³

TOTAL VOLUME = 768 m³

- The new volume proposed is:

PROPOSED EXTENSION VOLUME = 303 m³

EXISTING HOUSE VOLUME = 660 m³

EXISTING OUTBUILDINGS VOLUME BEING DEMOLISHED = 108 m³

TOTAL NEW VOLUME = 855 m³

- The proposal will have an impact of 87 Cubic meters. This an increase of less than 10% volume.

Design: The extension has been designed to work with the host building, respecting its scale, massing, and form.

No harm to openness and the spatial openness of the Green Belt is preserved.

The development remains within the established residential curtilage and does not extend the domestic boundary into previously undeveloped land.

The development does not affect local ecology, drainage, or landscape character, and retains the verdant character of the plot.

6 Other Material Considerations

Permitted Development fallback: Extension of a similar scale could potentially be constructed under permitted development rights, demonstrating the acceptability of this scale of development in principle.

There are examples of similar residential extensions in the vicinity approved in the Green Belt. One notable example is Sunneyside Cottage, Greensbridge Lane, Tarbock Green, Prescot, Merseyside L35 1QD, reference 21/00944/FUL

7 Conclusion

The proposed development represents an appropriate, proportionate extension to an existing dwelling in the Green Belt. It complies fully with the requirements of paragraph 149(c) of the NPPF and Policy CS5 of the Knowsley Local Plan. The extension would not result in any material harm to the openness or purposes of the Green Belt and is designed to high architectural standards.

Accordingly, it is respectfully requested that planning permission be granted.