

<u>APPLICATION NO:</u>	24/00527/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Cherry Barn, 5 North End Farm Close, Halewood		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT EXTENSION AND LANDSCAPING WORKS		

Site Description

The application relates to an 'L' shaped single storey detached dwelling at Cherry Barn, no.5 North End Farm Close. The application building is identified as a Non-Designated Heritage Asset on the Merseyside Historic Environment Record (Title ID: 3310029). The property was historically part of a group of early-mid 19th century agricultural outbuildings belonging to Weston House, which was demolished in the mid-20th century. These buildings have since been converted for residential use under application ref: 20/00064/FUL. The application site is located within the Green Belt as defined by Policy CS5 of the Knowsley Local Plan: Core Strategy (January 2016).

Proposal

The application seeks permission to erect a single storey front extension projecting 2m from the front elevation and measuring 7.8m wide. It would have a mono-pitch roof measuring 2.6m to the highest point. The proposed extension will be finished in glass to the exterior and the roof to create a 'glass box', with aluminium framing proposed. To the front elevation, sliding doors are proposed, with an entrance door proposed to the side elevation.

The proposed landscaping works will include the relocation of the driveway further to the east, with the front lawn area to be extended and a hard surfaced terrace to be created to the rear.

Consultations

Merseyside Environmental Advisory Service (06.11.2024): The proposed development site is considered to have negligible archaeological potential. It is also considered unlikely that protected species will be affected by the proposed extension and an ecological survey is not required.

Conservation & Design Officer (06.11.2024): The sandstone piers are identified as a principal feature of the stable. Their loss as a feature would cause some harm to the Non-Designated Heritage Asset. Furthermore, the stable has been previously extended, and the proposed front extension would further compromise the legibility of the building and is overly dominant to the front elevation.

Halewood Town Council: No comments received.

Representations

This application has been publicised by letters sent to 3no. neighbours. No representations have been received.

Planning History

22/00218/FUL - Variation of Condition number 2 (approved plans and documents) of

planning permission 20/00064/FUL to allow a change of the internal layout of unit 06 to change it from a 3no. bed to a no.4 bed property. Granted, 23.01.2023.

20/00064/FUL - Erection of 1no dwelling and the conversion of 4no agricultural buildings together with the demolition of 1no outbuilding to form 6no residential dwellings. Granted, 16.10.2020.

08/00384/FUL - Conversion of buildings to form 6 no. dwellings together with construction of new vehicular access and associated works. Granted, 12.11.2008.

11/00450/RPP - Application to extend the time limit for implementation of planning permission 08/00384/FUL for the conversion of buildings to form 6 no. dwellings together with construction of new vehicular access and associated works. Granted, 01.12.2011.

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.

Knowsley Local Plan Core Strategy (January 2016)

Policy CS2: Development Principles

Policy CS5: Green Belt

Policy CS19: Design Quality and Accessibility in New Development

Policy CS20: Managing the Borough's Historic Environment

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Policy G7: Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

National Planning Policy Framework

National Planning Practice Guidance

Article 35 Statement

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.

Assessment

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Impact upon Green Belt / Design and Visual Amenity;
- Heritage Assets;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Other Matters.

Compliance with Householder Development SPD

Proposed Single Storey Front Extension

The proposed single storey front extension would be finished in clear glazing to the majority of the exterior and includes aluminium framing. This is considered to complement the original dwelling and the neighbouring extension at North Barn, no.4 North End Farm. The proposal would also not project any further than the building line of the existing single storey extension to the southeast elevation. Given that the site is set a substantial distance away from the highway, the application building can accommodate a larger front extension. The proposal is also not considered to dominate the existing dwelling, given its single storey scale and that it would be mostly glazed. The proposal would therefore accord with the guidelines under Part 7.5 of the Householder Development SPD.

Impact upon Green Belt / Design and Visual Amenity

The application building includes a single storey front extension which is a later addition, built post 2019. This addition is not considered to form as part of the original dwelling "which existed on 1 July 1948" (as stated at Paragraph 9.36 of the Knowsley Replacement UDP). Volume calculations have been provided within a submitted Supporting Statement which details the volume of the original building as 348m³, with the volume of the post 2019 front extension being 120m³. The proposed front extension will have a volume of 35m³. The volume of the existing and proposed front extensions would therefore result in a total volume increase of 40.36% from the original dwelling. This would fall below the 50% threshold as advised by Saved Policy G7 of the Knowsley Replacement UDP. Therefore, in Green Belt terms, the development would not be regarded as "inappropriate development", due to the overall development being a proportionate addition, which would not be over and above the size of the original dwelling, in accordance with Policy CS5 of the Local Plan, Saved Policy G7 of the Knowsley Replacement UDP and Paragraph 154 of the NPPF.

Whilst the application building is of a traditional and rural appearance, it includes existing large, modern glazed openings to the front elevation. As such, the proposed 'glass box' extension is considered to replicate and complement with these existing openings. It would also appear similar to the glazed side extension seen at 'North Barn' no.4 North End Farm Close and would therefore, fit in with the wider setting. The proposal is also for a single storey structure and the use of glass will maintain views through to the existing dwelling and will reduce the overall visual impact on the openness of the Green Belt. Moreover, whilst the proposal will be a contemporary

addition, this is deemed to provide a clear distinction between the existing and new development. The proposal will also appear subordinate, ensuring that it does not compete with the scale of the original building. Additionally, the proposed landscaping works relate to the ground only and would not involve any raised structures which would have significant residential amenity impacts, nor would it result in harm to the surrounding areas, especially given that the wider site has been significantly landscaped as part of its redevelopment under application ref: 20/00064/FUL. As such, the proposal is also considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UPD and the Householder Development SPD.

Heritage Assets

The application building is identified as a Non-Designated Heritage Asset (NDHA) on the Merseyside Historic Environment Record (Title ID: 3310029). Historic mapping suggests the application property was originally used as kennels but was later converted to stables. The subsequent conversion post-2019 has retained its single-storey, four-bay linear form, but with a gabled wing added to the front. The Conservation and Design Officer notes that the submitted Heritage Statement identifies the “principal feature” of Cherry Barn as the chamfered sandstone piers to the front. The proposal seeks a modern glazed structure which would encase the front of the building. The three piers would all be retained, with the easternmost pier remaining visible internally. The Conservation and Design Officer considers the removal of these piers as a legible exterior feature would result in the loss of a “principal feature”. They also note that the site has already been subject to extension and alteration and the proposal would further detract from the original form and erode its legibility from its original use as a kennels/stable. As such, the Conservation and Design Officer considers that the proposal would cause some harm to the NDHA, which the Local Planning Authority would define as ‘less than substantial’.

Paragraph 209 of the NPPF states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal will result in less than substantial harm to the NDHA. However, the piers are all to be retained, with no works proposed to them and the enclosure of the easternmost pier will protect it from weathering, ensuring its long-term retention. This is considered to be a public benefit which would outweigh the less than substantial harm identified to the NDHA. The proposed extension will also be fully glazed, allowing for external views of the easternmost pier to remain possible. It is also noted that the westernmost pier is already enclosed within the building to form part of the bathroom wall and the proposal would replicate this. Additionally, the central pier will remain externally visibly.

The submitted Heritage Statement explains that the significance of the application building exists in the local context only and derives primarily from its collective role as one of the original buildings of the Weston House group. The application building’s contribution to this group derives from its role as an early 19th century structure that appears to have originally been for dog kennels before being converted to stables. It is considered that the proposal will appear as a modern, contemporary addition which will provide a clear distinction from the traditional, rural building. It will also be single storey and is deemed to be of a subordinate scale. Moreover, the proposed use of glass to the exterior will ensure that views of the enclosed pier and of the main building will be retained, with the proposed use of aluminium framing being complementary with the existing aluminium framed openings. The proposal would also reflect the neighbouring glazed extension seen at ‘North Barn’ no.4 North End Farm Close. As

such, in the planning balance, it is considered that the proposal will not adversely affect the application property and its legibility as a former dog kennel/stable would be maintained. The significance of the NDHA will therefore be sustained.

In summary, whilst the harm to the heritage asset is acknowledged, a clear public benefit has been identified which outweighs this harm and given the above points, a balanced judgement of the less than substantial harm has been made, in accordance with the NPPF and Policy CS20 of the Local Plan. Moreover, the significance of the NDHA is deemed to be sustained.

It is also noted that the wider farmhouse setting has significantly changed since its redevelopment following planning approval ref: 20/00064/FUL, where the neighbouring rural buildings are now set within modern residential, landscaped settings. The proposed landscaping works are therefore deemed to have a limited impact upon the setting of the NDHA.

The Conservation and Design Officer has stated that the enclosure of the pier becoming an internal column could lead to its removal without the need for planning permission. However, the westernmost pier is already enclosed. Therefore, the possibility of their removal already exists. The piers are also a key architectural feature to the building and their removal would be unlikely.

Neighbouring Amenity

The proposal would be mostly glazed to the exterior and would face towards 'North Barn' at no.4 North End Farm Close to the south and 'North End Manor' at no.6 North End Farm to the southeast. However, it would be suitably distanced over 16m away from the nearest built forms of the neighbouring dwellings. The proposed glazed exterior is also not considered to have any, greater impact than the existing large, glazed sliding doors to the front elevation. Moreover, the proposed extension would be for a single storey development of a reasonable scale and footprint. Therefore, the impact in terms of overlooking, overshadowing and loss of light and privacy is deemed to be acceptable. The proposed landscaping works will also be contained within the curtilage of the application site and would relocate the driveway/parking areas further to the east. The front lawn will also be extended, and a hard surfaced terrace will be created to the rear. These works relate to the ground area only and would not involve any raised structures which would have significant residential amenity impacts.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Access, Parking and Highway Safety

The application property would remain as a 3no. bedroom dwelling. Whilst landscaping works are proposed to reposition the driveway area, off-street parking provision for 2no. vehicles would be retained. The proposal would, therefore, achieve the parking standards contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 2no. spaces for a 2/3no.+ bedroomed dwelling. As such, the proposal is considered to have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Other Matters

MEAS have advised that the site has negligible archaeological potential and that it is unlikely that protected species will be affected by the proposal. The proposal's impact

upon archaeology and ecology is therefore deemed to be acceptable.

Conclusion

The principle of the proposal is considered acceptable and would have an acceptable impact upon neighbouring amenities; design and visual amenity; and parking and highway safety. The less than substantial harm identified to the NDHA will also be outweighed by a public benefit and following a planning balance, the significance of the NDHA is considered to be sustained. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 in the construction of the external surfaces of the development hereby approved shall be consistent in terms of colour, size and texture with those used in the existing building.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy (Adopted January 2016), Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), the Householder Development SPD and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/10/2024	488-1-PLN-001	#	Location Plan / Block Plan
02/10/2024	488-1-PLN-002	#	Existing & Proposed Site Plan
02/10/2024	488-1-PLN-005	#	Proposed Floor Plans
02/10/2024	488-1-PLN-006	#	Proposed Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **6 December 2024**

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

² 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