

<u>APPLICATION NO:</u>	26/00077/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Tarbock Parish Council

LOCATION: White House Farm, Prescott Road, Cronton

PROPOSAL: S73 APPLICATION FOR THE VARIATION OF CONDITIONS 2 (APPROVED PLANS AND DOCUMENTS) AND 3 (EXTERNAL MATERIALS) ATTACHED TO PLANNING PERMISSION 25/00192/FUL (ERECTION OF 1 NO. TWO STOREY OUTBUILDING TOGETHER WITH THE DEMOLITION OF THE EXISTING BARN TO ALLOW FOR THE INTRODUCTION OF A NEW WINDOW AND AMENDED EXTERNAL MATERIALS

Site Description

The application site is located at White House Farm, Prescott Road and is situated within an area that is designated as Green Belt in the Development Plan. The application property is a standalone, two-storey, detached dwellinghouse situated within an irregular shaped and extensive plot. The property has been extended and altered in various ways such as side and rear extensions.

Located to the north-west of the application property is a large, two-storey and detached outbuilding, constructed predominately with corrugated metal sheeting. Historical Imagery from Google Maps Street View Data evidences that the outbuilding has been erected on site as early as 2008. The existing outbuilding is located 2.9m from the side extension of the dwellinghouse.

There are outbuildings to the north (stables), a dwelling to the east (Lower House Farm) with grassed areas to the south and west. Open fields lie to beyond the western and southern boundaries. The site is located within a rural and open setting.

Proposal

The application is for a variation of condition to a recently approved application (25/00192/FUL – ERECTION OF 1 NO. TWO STOREY OUTBUILDING TOGETHER WITH THE DEMOLITION OF THE EXISTING BARN.

This variation of condition application seeks permission for the introduction of a new window to the ground floor of the rear (north-facing) elevation and the amendment to the external cladding material from green to dark matt grey.

The conditions (2 and 3) attached to 25/00192/FUL, relevant to this application, are as follows:

- 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) *Notwithstanding any information relating to materials on the submitted plans, the proposed outbuilding, hereby approved, shall be constructed with the details of materials contained within both the submitted Planning Statement, (referenced: ABL Planning & Development, July 2025, Rev: Issue 2, received 08.07.2025) and the Design and Access Statement, (referenced: Issue 3.0, July 2025, received 08.07.2025). For the avoidance of doubt, dark green cladding will be used on the elevations and roof of the proposed outbuilding, hereby approved.*

Reason: In order to reduce the visual impact on the Green Belt and to accord with policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

The applicant considers that “a material colour change from dark green to dark matt grey will further reduce visual impact. With certain seasonal changes and varying sky pallets dark grey blends well, enhancing landscape integration. Additionally, the black solar panel array will appear to merge with the dark grey roof, softening and reducing visual impact. The colour change does not constitute an increase in the building’s footprint or height, and therefore does not impact the openness of the Green Belt. The applicant wishes to gain natural light into the garage area.”

Consultations

Tarbock Parish Council: - No comments received.

Merseyside Fire Brigade: - No objections, subject to an informative.

Representations

This application has been publicised by letters sent to 4 neighbours and has also been advertised by site notice. No representations have been received.

Planning History

APP. NO: 15/00803/CLU
PROPOSAL: CERTIFICATE OF LAWFULNESS FOR THE EXISTING
USE OF BUILDING & LAND AS RESIDENTIAL

DECISION: CURTILAGE.
DECISION DATE: GRANTED
4 February 2016

APP. NO: 21/00627/FUL
PROPOSAL: DEMOLITION OF EXISTING BARN AND THE
ERECTION OF A TWO STOREY OUTBUILDING
INCLUDING BALCONY TO WEST ELEVATION
COMPRISING WORKSHOP, GARAGE, ART STUDIO
AND GYMNASIUM

DECISION: GRANTED
DECISION DATE: 5 October 2021

APP. NO: 25/00192/FUL
PROPOSAL: ERECTION OF 1 NO. TWO STOREY OUTBUILDING
TOGETHER WITH THE DEMOLITION OF THE
EXISTING BARN

DECISION: GRANTED
DECISION DATE: 15 July 2025

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.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

CS22 - Sustainable and Low Carbon Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Householder Development SPD (2016)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) PLANNING POLICY GUIDANCE (PPG)

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling

- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The principle of the erection of a two storey outbuilding together with the demolition of the existing barn has previously been established by virtue of planning permission 25/00192/FUL. This application is to assess the impacts of the introduction of a new window to the ground floor of the rear (north-facing) elevation and the amendment to the external cladding material from green to dark matt grey.

All other aspects of the previously approved scheme will remain as otherwise approved.

DESIGN AND RESIDENTIAL AMENITY

Introduction of new window:

The new window would reflect the design and offer some symmetry to the elevation. Given that the buildings located to the north are stables and not residential properties and the fact that the proposed additional window would not result in any greater impact than the previously approved window to this elevation, this proposed window would not raise any concerns by way of overlooking, visual intrusion etc, whilst allowing greater levels of light into the ground floor of the outbuilding.

External materials:

The application seeks to vary the previously approved dark green cladding to a dark matt grey. This amendment would be considered acceptable in the context and would not raise any significant visual amenity concerns, given that it would maintain an improvement to the current building; which is of a dilapidated and poor condition. The use of dark grey to the exterior would not be a harmful change and would retain an agricultural appearance, which would integrate within the locality.

Moreover, this amendment would not detrimentally impact on the openness of the Green Belt.

This variation will be further secured by condition.

This application does not include any other variations from the originally approved application of 25/00192/FUL and therefore, any other material considerations remain as they were assessed under the previous application.

Conclusion

The proposal is acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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 no later than the expiration of three years beginning with the date of the granted original planning permission (15.07.2025).

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) Notwithstanding any information relating to materials on the submitted plans, the proposed outbuilding, hereby approved, shall be constructed with the details of materials contained within both the submitted Planning Statement, (referenced: ABL Planning & Development, July 2025, Rev: Issue 2, received 08.07.2025) and the Design and Access Statement, (referenced: Issue 3.0, July 2025, received 08.07.2025). The only exception to this shall be that dark grey cladding will be used on the elevations and roof of the proposed outbuilding, hereby approved.

Reason: In order to reduce the visual impact on the Green Belt and to accord with policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 4) The proposed outbuilding, hereby approved, shall be used wholly in conjunction with, and ancillary to, the use of White House Farm as a single dwellinghouse, and at no point shall be used as a separate independent dwelling.

Reason: In order to prevent inappropriate development in the Green Belt and to comply with the National Planning Policy Framework (2024) and Policy CS5 of the Knowsley Local Plan: Core Strategy, adopted January 2026.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/02/2026	0001-02	REV C	PROPOSED FLOOR PLANS AND ELEVATIONS
08/07/2025	-	ISSUE 2	DESIGN AND ACCESS STATEMENT
08/07/2025	ABL PLANNING & DEVELOPMENT JULY 2025	ISSUE 3.0	GREEN BELT PLANNING STATEMENT
25/03/2025	0001-01a	-	LOCATION PLAN
25/03/2025	0001-05	-	PROPOSED SITE PLAN

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

Date:

22/04/2026

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

2. See attached letter from United Utilities. The applicant is advised to consult United Utilities prior to construction to discuss drainage details.
3. See attached letter from Merseyside Fire Authority

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