

Regeneration and Economic Development Department

APPLICATION NO: 21/00687/FUL

APPLICANT: Mr Joel Green

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION (DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION)

LOCATION OF SITE: The Cottage , Greensbridge Lane, Tarbock Green, L35 1QH

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

Strategic Road Network - Strategic Road Network

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

TECHNICAL CONSULTATIONS:

Tarbock Parish Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reason(s) for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

ISSUES AND ASSESSMENT:

SITE

The application relates to a semi-detached dwelling on Greensbridge Lane, the dwelling is located in a semi-rural position, opposite a small row of terraced dwellings and at the end of a small row of dwellings, and the site is in the Green Belt.

The dwelling has a two-storey extension on the rear, and a detached garage and a detached 'playhouse' within the rear. There was a single storey extension on the side which was dilapidated and

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has been removed whilst this application is being decided. There is a strip of land to the rear which extends across and to the rear of the rear garden of the adjoining house 'Sunnyside Cottage'.

Planning permission has recently been granted for a single storey side and rear extension, a change of use of land to garden area and a single storey outbuilding (21/00944/FUL) at Sunnyside Cottage. To the north of Sunnyside Cottage and the strip of land which runs along the curtilage of that property is an area of vacant land with fields and open countryside to the west. To the south and east of the site there are dwellings on either side of Greensbridge Lane.

PROPOSAL

The application proposes the demolition of the single storey side extension and the lean-to structure at the rear, and the erection of a two storey extension on the side of the house. Which would have a width of 3.5m and a depth of 5.5m, and would have a pitched roof tied into the main pitched roof of the dwelling. The previous single storey side extension was dilapidated according to the applicant and has already been removed.

ASSESSMENT

The site is in designated Green Belt. Saved Policy G7 within Knowsley's UDP permits extension and alterations to residential dwellings within the Green Belt providing they respect the appearance of the existing dwelling, its setting and preserve the openness of the green belt. The proposal should not by itself or in conjunction with earlier developments result in a disproportionate addition over and above the size of the original dwelling. The explanation goes on to state that as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not allowed. The size of the original dwelling is defined as that which existed on 1st July 1948 or the dwelling as originally built if this was later.

The NPPF also stipulates that extensions or alterations of a building are listed as exceptions to inappropriate development within the Green Belt. Paragraph 145. C) allows for extensions or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building.

NPPR and Policy CS5 'Green Belt' in the Core Strategy states that inappropriate development in the Green Belt will only be allowed where the harm caused to the Green Belt and any other harm is clearly outweighed by 'very special circumstances'.

Consideration must therefore be given to what classifies as the original dwelling. The Historic Environment Record identifies that a property has been on this site since C17th and the dwelling probably formed one dwelling with the adjoining cottage, which were then divided into a pair of semi-detached properties at some stage in the late 1800's. Following a review of aerial photographs it is reasonable to believe that on 1 July 1948 the dwelling comprised of the original cottage, a front porch, single storey side extension and a 1.5 storey rear extension which was demolished and replaced with a two storey rear extension.

For the purposes of determining this application the original dwelling is considered to comprise the cottage, the front porch and the single storey side extension – although this has been demolished, the demolition took place whilst this application was being considered and therefore it is considered reasonable to consider it when calculating the volume of the original dwelling.

The volume of the 'original building' is therefore as follows:

Original Building

(House without the roof) $4\text{m} \times 9.4\text{m} \times 5.5\text{m} = 206\text{m}^3$

(Roof of house) $0.5 \times 1.7\text{m} \times 9.4\text{m} \times 5.5\text{m} = 44\text{m}^3$

(Porch without the roof) $2.2\text{m} \times 1.3\text{m} \times 3.9\text{m} = 11\text{m}^3$

(Roof of porch) $0.5 \times 0.4\text{m} \times 1.3\text{m} \times 3.9\text{m} = 1\text{m}^3$

(Recently demolished extension without roof) $3\text{m} \times 2\text{m} \times 5.2\text{m} = 31\text{m}^3$

(Roof of recently demolished extension) $0.5 \times 3\text{m} \times 5.2\text{m} \times 1\text{m} = 8\text{m}^3$

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Volume of 'Original building' = 301m³

In order to determine whether the proposed development is not a disproportionate addition and does not represent a 50% increase in volume it is next necessary to calculate the volume of the proposed extensions and any extensions built since 1 July 1948:

Extensions

(Flat roof two storey rear extension) $5.1\text{m} \times 5.1\text{m} \times 4\text{m} = 101\text{m}^3$

(Where the extension ties into the roof of the main house) $0.5 \times 5.1\text{m} \times 1.7\text{m} \times 1\text{m} = 4\text{m}^3$

(Proposed two storey side extension without the roof) $3.1\text{m} \times 5.5\text{m} \times 4\text{m} = 68\text{m}^3$

(Roof of proposed two storey side extension) $0.5 \times 3.1\text{m} \times 5.5\text{m} \times 1.7\text{m} = 14\text{m}^3$

(single storey building to the rear of the flat roof rear extension) $1.5\text{m} \times 2\text{m} \times 1.9\text{m} = 5.7\text{m}^3$

(Roof of single storey building to the rear of the flat roof rear extension) $1.5\text{m} \times 2\text{m} \times 0.5\text{m} \times 0.5 = 0.75\text{m}^3$

Volume of extensions = 193.45m³

On this basis the proposed two storey side extension would be a percentage increase of 51% ($455\text{m}^3 / 301\text{m}^3 \times 100$) and although this would be slightly larger than the 50% guidance in the SPD, it is considered that the extension does not represent a disproportionate addition over and above the size of the original dwelling and would therefore accord with the relevant parts of the NPPF and Policy CS5 in the Core Strategy.

When considering an application for the extension of a domestic dwelling in the Green Belt, Saved Policy G7 also requires an assessment of whether the proposed development would respect the appearance of the original dwelling and preserve the openness of the Green Belt.

The application property is in a ribbon of development in the Green Belt and until recently there was a large single storey extension on the side of the dwelling, in this context it is considered that the proposed extension would respect the appearance of the original dwelling and preserve the openness of the Green Belt.

The justification for Saved Policy G7 states that proposals for substantial new outbuildings that are within the curtilage of a property and within 5m of the dwelling will be considered in the same way as extensions. However, the policy or its justification does not state that if there is an outbuilding within 5m of the dwelling it should be included in the volume calculations and therefore the existing detached garage has been excluded from the volume calculation in this instance.

In any case, it has little impact on the openness of the Green Belt because it is only slightly taller than the fence which encloses the rear garden and is in a ribbon of development in the Green Belt

HIGHWAYS

Including the garage there is parking for three cars. No other highways issues are raised by the proposal.

RESIDENTIAL AMENITY

The application is for extensions to a house in the Green Belt with dwellings either side and over the road. No residential amenity issues are raised by the proposals or privacy issues.

CONCLUSION

The proposed extension, together with previous extensions would not result in disproportionate additions to the original dwelling, in their context would preserve the openness of the Green Belt and would not cause harm to the appearance of the area, residential amenity or the highway network.

RECOMMENDATION:

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That Planning Permission be granted subject to the following conditions:-

- 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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

Alan Kilroe
22 August 2022

Mark Cawood
22 August 2022

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
32/08/2021	TQRQM2123592 0070		Location Plan
15/08/2022	-	-	Proposed Floor Plans
15/08/2022			Proposed Front and Rear Elevations
04/05/2022			Proposed Left Elevation

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