

<u>APPLICATION NO:</u>	25/00192/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	White House Farm, Prescott Road, Cronton		
<u>PROPOSAL:</u>	ERECTION OF 1 NO. TWO STOREY OUTBUILDING TOGETHER WITH THE DEMOLITION OF THE EXISTING BARN.		

Site Description

The application site is located at White House Farm, Prescott Road and is allocated as Green Belt in the Local Plan Core Strategy. 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 shows 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 proposal seeks permission for the erection of 1 no. two-storey detached outbuilding together with the demolition of the existing outbuilding (barn).

The proposed outbuilding would have a width of 13.85m and a depth of 7.53m. This would be served by a dual-pitched roof, which would measure 3.83m at the eaves and 6.04m at the ridge line. 2 no. steel roller shutter doors and 2 no. windows would be installed to the east-facing side elevation (orientated toward Prescott Road, set-back from the public highway by 17m). The west-facing side elevation would contain a balcony to the first-floor which would project 1.6m and cover the full width of the elevation. The south-facing roof slope would see the installation of photovoltaic solar panels whilst the north-facing roof slope would contain 7 no. rooflights.

The proposed development would provide a garage for 2 no. vehicles together with a workshop at ground floor together with amenities on the first-floor, including a gymnasium and art studio.

The proposal is a replacement building due to the dilapidated poor condition of the existing; it would be erected to an almost identical footprint and height, with marginal difference to the existing outbuilding. Salient differences are that the depth of the outbuilding would be 0.26m greater and would be reorientated slightly as to allow the

barn to present more parallel to the main dwelling and for the south-facing roof slope to face a more southern direction to allow optimise the proposed solar panels.

Consultations

Tarbock Parish Council: – No comments received.

United Utilities Water Ltd: – No objections received, but suggested two conditions pertaining to details of a sustainable surface water drainage scheme (SuDS) and the management and maintenance of the requested SuDS.

Merseyside Fire And Rescue Authority: – No objections received but request that any decision notice granted should include comments from the Merseyside Fire and Rescue Authority; with matters which pertain to building regulations, which will be included as an informative.

Representations

This application has been publicised by letters sent to 4 neighbours and by the erection of a 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 curtilage.

DECISION: Granted

DECISION DATE: 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

As outlined in the planning history held by the Local Planning Authority, planning permission for a very similar scheme was granted in 2021 and this should hold great weight for the determination of the current planning application.

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

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)**

The site is identified within designated Green Belt, as allocated as in the adopted Development Plan. Although this reduces extension and alterations to domestic properties within the Green Belt, development to an existing residential dwelling, to an extent, is acceptable in principle, subject to compliance with local planning policy and 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

Core Strategy Policy CS5 (Criterion 1) states that inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.

Core Strategy Policy CS19 states that in order to enhance the local distinctiveness, identity and accessibility of places, new development will be expected to:

- a) Respond to and integrate positive characteristics or immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
- b) Complement and enhance (where possible), existing landscape, topography,

Green infrastructure; and features of local importance and historic interest;

Saved Policy G7 in the Replacement Unitary Development Plan stipulates that proposals for the extension and alteration of an existing dwelling within the Green Belt, or for the construction of a detached garage or outbuilding within its curtilage will be provided permitted that they meet the following criteria:

- a) The form and materials of the development would respect the appearance of the existing dwelling and its setting, and preserve the openness of the Green Belt;
- b) The development and any associated vehicular access routes, boundary treatment, garden, storage or vehicular parking areas would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the surrounding area; and
- c) In the case of proposals to extend an existing dwelling or for the construction of detached buildings within 5 metres of existing dwelling, the proposal would not (either by itself or in conjunction with earlier developments) result in a disproportionate addition over and above the size of the original dwelling.

PRINCIPLE OF DEVELOPMENT

The application site is located within the Green Belt. The National Planning Policy Framework (2024)(Paragraph 154) stipulates that development in the Green Belt is inappropriate unless one of the following exceptions applies, to which the following criterion are relevant:

- c) *The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*

The proposed outbuilding would be within the same use class as the existing outbuilding as it would continue its incidental residential use. Furthermore, it would be of a very similar size to the existing outbuilding, albeit with a marginally larger depth (0.26m difference) and therefore a slightly greater volume, in which the Planning Statement outlines as a 1.3% increase. The table below illustrates the existing, outbuilding compared alongside the previously approved scheme of 21/00627/FUL and the current proposed development under assessment.

Broadly, the three sets of footprint and heights (of both eaves and ridgeline) are consistent with only fractional differences, presented in the table below:

	Width	Depth	Eaves Height	Ridge Height
Existing Outbuilding	7.52m	13.59m	3.91m	6.03m
Proposed Outbuilding (21/00627/FUL)	7.52m	13.59m	3.86m	6.03m
Proposed Outbuilding (25/00192/FUL)	7.53m	13.85m	3.83m	6.04m

The obvious difference would be the depth of the proposed development, whilst this would result in an additional 0.26m, it would not be considered to result in any materially larger presence when erected or any noticeably larger or disproportionate increase in appearance in contrast to the existing outbuilding; any increase is fractional.

The proposed development would accord with Saved Policy G7 as the form of the development would respect the appearance of the existing dwelling and its setting, and preserve the openness of the Green Belt. The accompanying guidance of G7 (9.36) states *proposals for domestic extensions, garages, or outbuildings, or for the replacement of existing dwellings can be appropriate in the Green Belt provided they do not change the fundamental character and scale of the original dwelling*. The proposed development would not be deemed to result in any greater change to the existing fundamental character and scale of the original dwelling in contrast to the outbuilding erected or the proposal approved under 21/00627/FUL. The marginal increase in the depth of the proposal would not result in any greater reduction in openness to the Green Belt.

DESIGN AND RESIDENTIAL AMENITY

The application property is located within a standalone setting, where although views are open and unobstructed for long distances, the site has no immediately adjoining/adjacent neighbours.

The proposed outbuilding would be considered an improvement to visual amenities by its appearance in contrast to the existing structure which is in poor and dilapidated condition. The proposed outbuilding is only fractionally larger than the existing outbuilding structure in terms of its footprint and height and therefore would not be considered to have any greater material impact to residential amenities of any properties; given the distance of residential properties from the application site any impact from the proposal would be negligible.

The revised and submitted Design and Access Statement (DAS) outlines that the proposal would be constructed with insulated composite panel cladding to the roof and walls, finished in dark green, which would be considered appropriate to the 'Green Belt' and the ruralised setting and subsequently would not appear visually incongruous in its context. This will further be secured by way of condition to ensure that the proposed development would be constructed with the detail of materials outlined and contained within the DAS and the Green Belt Planning Statement submitted. Furthermore, the DAS also provides further clarity on the external materials for the openings, which include 2 no. solid steel doors and 2 no. roller shutter doors and would be black in colour with any uPVC window frames elsewhere to the proposed outbuilding would colour match the steel doors.

The balcony walkway is to be constructed with galvanised steel mesh with the balustrade is to be constructed of steel post and horizontal wire. Given that the balcony would be installed to the side elevation, not readily visible from the highway, it would be considered to have a negligible impact on the design. No residential amenity impacts are raised by the proposed balcony given where it is sited. The details of external materials contained within the DAS are acceptable and would not result in any harm by way of design or impact on residential amenities.

OTHER ISSUES:

HIGHWAYS

The application would have no material change to existing parking provisions or risk to highway safety any greater than the existing outbuilding.

SOLAR PANELS

The proposal would include solar panels and generate renewable energy on site. This is a positive feature of the scheme and is compliant with Policy CS22. In relation to precedent, each application is assessed on its merits, however, the application complies with relevant Green Belt policy so would not create a precedent for inappropriate development in the Green Belt.

CONSTRAINTS (COAL CONSULTATION ZONE)

The application site is located within a coal (low-risk) area and therefore an informative will be included for the attention of the applicant, should the application be granted.

UNITED UTILITIES

United Utilities have submitted comments regarding the application in which it is requested a detailed drainage plan for United Utilities to review and comment prior to determination. The first condition requests that details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The second condition requests that prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority in writing.

The comments provided from United Utilities have been considered during the determination phase of the application. Although it is not considered that these conditions would meet the conditions test on this occasion, given that the proposal is considered ancillary to the dwellinghouse it would not be deemed necessary or reasonable to apply these conditions. The application site is not located within Flood Zone 2 or 3. The consultation response submitted by United Utilities will instead be shared with the applicant with an informative to review the comments made by United Utilities and that the applicant discuss these matters with them.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways, would not be inappropriate development in the Green Belt or have a significant impact on the openness of the Green Belt and would have a neutral impact on the Conservation Area. The proposal is in accordance 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 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) 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.

- 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 not 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 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/07/2025	JULY 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
05/06/2025	0001-02	REV B	PROPOSED FLOOR PLANS AND ELEVATIONS

—

Signed Case Officer¹:

Reece Black

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

**Signed Authorising
Officer²:**

Jo Sheridan

15/07/2025

Date:

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

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