

Regeneration and Economic Development Department

APPLICATION NO: 21/00457/FUL **APPLICANT:** Mr & Mrs Craig & Louise Knight

WARD AFFECTED: Whiston & Cronton

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

LOCATION OF SITE: Rosewood Farm, Chapel Lane, Cronton, WA8 4NT

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

CS20 - Managing the Borough's Historic Environment

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

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

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Cronton Parish Council - No Comments Received

Merseyside Environmental Advisory Service - No objection subject to condition

Arboricultural Officer - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. It has also been advertised by Site Notice. 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 within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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PS/DC/OP04/05	003	23/9/02

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey, detached dwelling known as Rosewood Farm. The site is located on the corner of Chapel Lane and Cronton Road, with the property fronting onto Chapel Lane. The site also falls within designated Green Belt.

The application seeks permission for the erection of a two-storey extension to the northern side elevation of the property and new porch on the front elevation. The two-storey extension would measure 3.9m in width by a depth of 7.2m. It would be finished with a gable end roof, with the eaves and ridge reaching 5m and 7.2m respectively.

The proposed porch would replace the existing porch on the front of the dwelling. It would project 1.3m from the main front elevation and have a width of 2.26m. It would comprise a dual pitched roof, with the ridge reaching 3.6m and the eaves would measure 2.7m.

POLICY CONSIDERATION

The site is classified as Green Belt land within the Local Plan Policies Map. In accordance with the NPPF, extensions to existing dwellings would be considered appropriate development within the Green Belt provided they do not result in a disproportionate addition over and above the size of the original building. Therefore, a domestic extension would be acceptable in principle within this location, providing it is of an appropriate scale and subject to compliance with all other relevant local planning policies and guidance.

The key policies for the determination of this application are Local Plan Policy CS2, CS5, CS19 and Saved UDP policies G7 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

Policy G7 within Knowsley's UDP permits extensions and alternations to residential dwellings within the Green Belt provided 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. In more detail, as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not be supported.

An existing single storey extension on the side elevation would be removed to make way for the proposed two-storey addition. Likewise, the current porch on the front elevation would be replaced with a new porch. The total volume of the two-storey extension, the new porch, together with the existing porch on the rear elevation would be 194m³. This would represent a volume increase of 41.6% from the original dwelling. This falls within the advised 50% increase and therefore would not be classed as a disproportionate addition to the property and would not cause harm to the Green Belt Setting.

The extension is proposed with a dual pitched roof, with one small roof light in each the front and rear slope. The ridge height is set below the main ridge, while the footprint would be stepped in slightly from the front and rear elevations. As such the addition would appear subservient on the host dwelling. Generally, the design would reflect the original dwelling with regards the roof formation and the window openings. The main dwelling is of a rendered finish and the side extension, plus the porch as proposed in a contrasting brick finish. The surrounding dwellings comprise a mixture of render and brickwork and therefore proposed materials would not appear out of keeping with the surrounding character.

TREES

The application has been supported by a Tree Report, which proposed the removal of a number of trees within the site. The arboriculture officer had no objections to the proposal. The application, however, has since been amended to retain all the trees within the site and therefore no trees would be affected.

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ECOLOGY

A bat roosting survey has been submitted in support of the proposal, which confirmed that there was no evidence of roosting bats or building reliant breeding birds within the building to be affected by the proposal. MEAS have confirmed that this is acceptable in relation to the building, however, they identified that the survey has made no assessment of the trees which are proposed to be affected. Therefore, it has been requested that either additional information be supplied to assess the full ecological impact due to the removal of the trees or confirmation given that no trees are to be removed. The applicant has confirmed that wish to retain all the trees within the site and the proposed site plan has been amended accordingly.

ARCHAEOLOGY

The site was identified as having the potential to impact on archaeology/historic environment. As such a Level 1 Historic England survey has been submitted and MEAS have confirmed that there are no objections in relation to this survey, subject to the inclusion of a condition.

CONCLUSION

The extension to the existing dwelling is considered appropriate within the Green Belt and it would not result in a disproportionate addition to building. The design is acceptable for the host dwelling and there would be no significant impact on the amenity of the surrounding residents. As such the proposal complies with relevant criteria of Policies CS2, CS5 and CS19 of the core strategy and saved Policies G7 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 on the external surfaces of the extension hereby permitted shall match those detailed on the approved plans.

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.

- 4) No development or demolition shall take place until the applicant or their agents, has secured the implementation and submission of a report on a programme of archaeological building investigation. That programme of archaeological building investigation works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority prior to works taking place.

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Reason: In the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/09/2021	DR010 REV.B	-	PROPOSED SITE PLAN
28/05/2021	DR011	-	PROPOSED FLOOR PLANS
28/05/2021	DR012	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

23 September 2021

Alan Kilroe

23 September 2021

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