

<u>APPLICATION NO:</u>	25/00189/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	White House Farm, Prescott Road, Cronton, Knowsley, WA8 5PS		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE PORCH EXTENSION		

Site Description

The application site is a large detached house set within an irregular shaped plot. There is a detached outbuilding to the north west of the dwelling. The site is located within a rural setting at Prescott Road. There are outbuildings to the north (what appear to be stables), a dwelling to the east (Lower House Farm), and grassed areas immediately to the south and west. The site lies within the Green Belt.

Proposal

The proposal is for the erection of a single storey side porch extension. The porch measures 2.7 metres wide, 1.7m projection from the main building and 2.9 metres high.

Consultations

N/A

Representations

This application has been publicised by letters sent to 4 neighbours and by a site notice. No objections have been received.

Planning History

17/00345/FUL* - ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND PORCH TO FRONT, TOGETHER WITH INCREASE TO HEIGHT OF EAVES, AND INSTALLATION OF DORMERS TO FRONT AND REAR (BAY WINDOWS AND CONSERVATORY TO BE REMOVED) – approved - 19.07.2017

**Permitted Development rights for extensions were removed as part of the above application for Class A,B,C.*

21/00627/FUL - DEMOLITION OF EXISTING BARN AND THE ERECTION OF A TWO STOREY OUTBUILDING INCLUDING BALCONY TO WEST ELEVATION COMPRISING WORKSHOP, GARAGE, ART STUDIO AND GYMNASIUM – approved - 05.10.2021

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

G7 - Alteration, extension or replacement of existing building in the Green Belt
H8 - Extensions and Alterations to Residential Properties

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

Green Belt

NPPF Para 154 states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

“c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”;

UDP policy G7 states that in general extensions of up to 50% above the original dwellings are considered acceptable in the Green Belt. Part 1 c) clarifies that detached buildings within 5 metres are considered the same as extensions.

The extension would result in an increase of well over 50% above the original dwelling. Normally, this would not be acceptable in principle, however in this instance for the following reasons it is considered acceptable.

Firstly, the extension is extremely modest in size, it is 2.69 metres wide, 1.68 m deep and 2.9m high. This results in the porch extension being 4.52 square metres. This is only 1.52 sq metres beyond the permitted development fallback position of a 3sqm extension, which could be carried out without planning permission. This difference is so minimal that it is considered de minimis and would not be material to the openness of the Greenbelt.

Secondly, the porch extension would result in very limited spatial impacts. The porch would be located within a small gap between the two previous extensions and the outbuilding to the north. It would result in a relatively concentrated form of development as it would not extend the built envelope of the dwellings or encroach onto undeveloped open land. The extension would not increase the current width or length of the overall building. This causes less spatial impact compared to if the extension were on the western or southern part of the dwelling where it would project further out into the Green Belt.

Thirdly, the extension would result in very limited visual impacts, the porch would be surrounded on 3 sides by built development (by extensions to the south and east and by the detached outbuilding to the north). All of these are taller than the porch extension, which means that the porch would not be visible from 3 directions. (North, south and east). In the only other direction (west), there would be some visibility at short distances, however, there are tall trees to the west of the site (around 85 metres away), which makes the porch not readily visible from beyond this point from the west.

Overall, whilst the extension would result in a total gross volume increase of more than 50% above the original dwellings. The small de minimis increase over permitted development and the absence of spatial and visual impacts means that the proposal is considered acceptable in principle. The extension would not result in a disproportionate addition over the original building. Therefore, the extension is acceptable in principle and consistent with Core Strategy Policy CS6 and NPPF para 154.

Character of Area

The extension would be a relatively small addition to main house and would not be readily visible from the streetscene. It would be obscured from 3 sides and would be lower in height than the main building. Overall, there would be no harm to the character of the area.

Neighbour Amenity

Due to the small scale of the extension, it being enclosed on 3 sides and the absence of any dwellings nearby, there would be no harm to neighbouring properties through loss of light, outlook, or privacy.

Conclusion

The proposal would be acceptable in principle and in relation to street scene, and neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

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 following approved plans and documents :-
 - a. Proposed Ground Floor Plan - Rev A - (received 13/04/2025).
 - b. Proposed Elevations - Rev A - (received 13/04/2025).
 - c. Proposed Block Plan - (received 24/03/2025).
 - d. Location Plan - (received 24/03/2025).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

28/05/2025

Informatives

N/A

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