

<u>APPLICATION NO:</u>	24/00131/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	372 Cronton Road, Cronton, Knowsley		
<u>PROPOSAL:</u>	RETENTION OF DETACHED GARDEN ROOM WITH ADJACENT EXTERNAL TERRACE / DECKING IN REAR GARDEN		

Site Description

The application relates to one of a pair of semi-detached residential properties, the pair of semi-detached houses being converted from a terrace of four houses which themselves replaced barns and silos. The site is located within designated Green Belt. There is an access track and fields to the rear of the properties.

Proposal

The application seeks to retain a detached garden room building together with a terrace and decking in the rear garden area.

The building is situated in the rear south-west corner of the garden adjacent to the party boundary with the adjoining semi-detached house, 370 Cronton Road. The building is 6.3m wide (slightly over half the width of the garden) and 4.3m deep with an overhang across the front of 0.5m. The building is flat-roofed and 2.5m high. There is decking/terrace across the front of the building of 0.2m height and projecting from the building towards the house 3m. The building is timber clad with glazed bi-folding doors on the front facing the house and two windows on the rear. There is also a door on the front which is timber matching the walls. There is a boundary fence separating the rear gardens of the semi-detached house and adjacent the garden room building of 2m height.

Consultations

Cronton Parish Council - No objection raised but requested that this be investigated as it appears to have been erected in 2020. Response sent that the planning application was a result of enforcement investigation; also noted in the response that planning applications could be made to retain developments erected initially without planning permission, as in this case. There have been no further comments received.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

15/00534/FUL - DEMOLITION OF EXISTING BARNs AND SILOS AND ERECTION OF 4NO. THREE BED DWELLINGS TOGETHER WITH ASSOCIATED ACCESS

AND PARKING. Granted: 12.07.2016.

21/00500/FUL - CONVERSION OF 4 NO. DWELLINGS TO FORM 2 NO. SEMI DETACHED DWELLINGS TOGETHER WITH LANDSCAPING AND OTHER ASSOCIATED WORKS. Granted: 11.10.2021.

23/01244/FUL - ERECTION OF 2 NO. SINGLE STOREY FRONT PORCH EXTENSIONS TOGETHER WITH EXTERNAL ALTERATIONS. Granted: 17.11.2023.

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

CS19 - Design Quality and Accessibility in New Development

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

G8 - Agricultural or Equestrian Development

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

The principle of residential dwellings to replace barns and silos previously on this Green Belt site is established through the planning approval granted in 2016 (15/00534/FUL). The issues therefore are the impact of the scheme, proposed and for retention, on visual and residential amenity, together with any Green Belt considerations.

Visual Amenity and Green Belt Considerations

The timber walls/glazed bifold doors and flat roof of the building is generally reflective of the contemporary house. The modest height of the building means that it is not greatly visible from outside the site, being approximately 0.5m higher than the boundary fencing. The aspects of the building visible from the fields and track are the tops of windows and timber cladding, which is not out of place in this semi-rural Green Belt setting. The garden room building is acceptable in appearance and is not detrimental to the visual amenities of the locality. The terrace/decking is not visible from outside the site other than from first floor windows of neighbouring properties; it is not overly large within the garden area and does not affect the visual amenity of the area. The detached building and terrace/decking do not impact on the openness of the Green Belt.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H8 and G7 of the UDP.

Residential Amenity Considerations

The application seeks the retention of a garden room and decking / terrace within the rear garden of a house. The development has not caused a loss of residential amenity or privacy.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H8 and G7 of the UDP.

Conclusion

The garden room building and decking / terrace are acceptable in appearance, are not detrimental to the visual amenity of neighbouring properties or wider area, and do not impact on the openness of the Green Belt. The garden house and decking are within the rear garden of a house and are not harmful to residential amenity of the area.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
---------------	---------	---------	------------------------

14/03/2024	-	-	LOCATION PLAN
20/03/2024	1253-RA-XX-GF-DR-A-0210	P01	GARDEN ROOM PLANS, ELEVATIONS AND PHOTOGRAPHS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **8 October 2024**

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

