

APPLICATION NO: 24/00455/FUL **CASE OFFICER:** Maxine Wishart

WARD: Whiston & Cronton **PARISH:** Cronton Parish Council

LOCATION: 17 Chapel Lane, Cronton, Knowsley

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR AND FRONT EXTENSION (DEMOLITION OF OUTBUILDING, PORCH AND CONSERVATORY)

KNOWSLSEY LOCAL PLAN POLICIES MAP ALLOCATION

Green Belt

Site Description

The application relates to an end terraced dwelling on Chapel Lane, Cronton. The property forms part of a row of 4 terraced dwellings which is sited adjacent to another terraced block of five dwellings. The host dwelling is set behind a hedge to the frontage and is served by a hardstanding and vehicular access taken off Chapel Lane. The property benefits from a yard area to the rear which has open aspect across agricultural land to the rear.

Immediately to the rear of the dwelling there is a pedestrian access route which runs from Cronton Lane along the side of the application site and to the rear of properties in the terrace running up to No. 21. There is a detached dwelling located to the northwest of the application site with its associated detached outbuilding located adjacent to the access route running parallel to the side boundary of the application site.

Cronton Methodist Chapel is located further to the east of the site. On the opposite side of Chapel Lane there are farm buildings associated with Rosewood Farm which is located to the northwest of the application site.

Proposal

The application proposes a two-storey side extension together with a single storey rear extension and a new front porch. The proposal would involve the demolition of an existing outbuilding to the side of the dwelling, a front porch and a conservatory and kitchen extension to the rear.

The two-storey side extension would have dimensions of 3.5 m wide by 9.84 m deep. It would extend along the original gable elevation of the dwelling and 2.85 m beyond the main rear elevation of the host dwelling. It would not project in front of the original front elevation of the dwelling. The two-storey extension would have a maximum height of 7.67 m. The proposed ground floor extension to the rear would subsume an area currently occupied by an existing kitchen extension, located between the rear of the dwelling and the existing conservatory. It would be sited

between the proposed two-storey extension and an existing single storey flat roofed ground floor storage and shower room extension to the rear of the dwelling. It would measure 2.7m wide by 2.85 m deep and have a mono-pitched roof attaining a maximum height of 3.5 m sloping up toward the side of the proposed two-storey extension.

The extension would comprise ground floor accommodation to provide a snug with open plan kitchen and dining area together with a new front entrance porch. Accommodation provided at first floor would comprise of a bedroom, store and a new bathroom. There would be internal reconfiguration at first floor to increase the size of an existing bedroom through incorporating the existing bathroom and part of the landing. The proposal would see an uplift in bedrooms from two to three.

An existing porch would be removed. The existing entrance door would be relocated to the front of the two-storey extension and a new front porch erected to the front elevation. The porch would have dimensions of 3.57 m by 1.48 m with a mono-pitched roof attaining a maximum height 3.19 m high.

Consultations

Cronton Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by site notice .

As a result of this publicity there has been 1 letter of objection received. The representations are summarised as follows:-

- a) No 17 Chapel lane have to give access across the back of their property to Nos. 19 and 21 Chapel lane to the highway in Chapel Lane.
- b) No. 19 Chapel Lane have to give full access through the back of their property to allow no 21 full access to the highway in Chapel Lane,
- c) *“At present neither 19 or 21 have access through No. 17 to the highway, they at present walk through the back of the field and across my property to reach the highway in Chapel Lane, this is going to stop, unless 17 chapel lane resolves the access problem, and have left an access footpath on their plans, I will be objecting.”*

Planning History

APP. NO:	03/00937/FUL
PROPOSAL:	ERECTION OF SINGLE STOREY EXTENSIONS TO REAR OF DWELLINGS TO FORM SHOWER ROOM TO NO 17 AND BATHROOM TO NO 19
DECISION:	Granted
DECISION DATE:	29 December 2003

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.

NATIONAL PLANNING POLICY FRAMEWORK

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)

H8 - Extensions and Alterations to Residential Properties

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

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

Article 35 Statement

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.

Assessment

Green Belt Policy Consideration

The main issues are:

- Whether the proposed development would amount to inappropriate development in the Green Belt, having regard to the NPPF and any relevant development plan policies.
- The effect on the openness of the Green Belt.
- The effect on the character and appearance of the host dwelling and the surrounding area.
- If the proposed extensions would amount to inappropriate development, whether the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations, such as to amount to the very special circumstances necessary to justify the development.

Paragraph 143 of the National Planning Policy Framework (NPPF) states the following:

Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

NPPF para 153 states that:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

Whether the proposed development would amount to inappropriate development in the Green Belt

NPPF para 154 states that development in the Green Belt is inappropriate and lists exceptions to that. One of the listed exceptions is ‘*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.*’ “Original building” is defined in the NPPF as a building as it existed on 1 July 1948, or if constructed after 1 July 1948, as originally built. Policy G7 of the UDP seeks to protect the Green Belt from inappropriate development unless very special circumstances exist which is broadly consistent with the NPPF. This policy suggests that to be considered not disproportionate extensions should not increase the volume of the ‘original dwelling’ by more than 50%.

The applicant’s agent estimates that the volume increase following development

would be 33.71%, the LPA however does not concur with this and calculates that the volume increase would be 51.3%. This is based on the original dwelling assumed to have included in 1948 an outbuilding to the side of the dwelling and the original volume being 312m³ and additions to the dwelling including the existing rear extension together with the proposed extensions sought in this application, amounting to an additional 160.4m³. This would result in a total cubic volume of 473.17m³ (applicant's calculations 396.75m³).

Having reviewed records available to the Local Planning Authority, it is noted that there are no historic maps or records that definitively establish the extent of the 'original' building as built 1 July 1948. Historic maps provided by the applicant's agent and published in 1907 and 1927 (National Library of Scotland – Lancashire CXIV.4) clearly show a very large outbuilding and a long 'privy' building towards the rear of the site. Historic maps revised 1930 – 1945 do not show the outbuildings. However, on a later aerial map (Historic England) of August 1945 this appears to show at least the outbuilding to the side in existence, although this is not very clear. The applicant's agent has provided a deed plan which appears to be dated 16 November 1976 but which clearly shows a much older plan of the site which shows an attached workshop and privy to the rear.

Whilst clearly not a definitive picture of what the 'original' building comprised on 1 July 1948; it is considered that on the balance of probability there was an outbuilding that existed on the site at that time. In the absence of definitive proof, the Local Planning Authority has in this instance taken the 'original' building to be the existing two-storey dwelling and a materially larger attached outbuilding to the side than that which currently exists.

Having regard to the siting of the dwellings in this row of terraced dwellings, which is immediately adjacent to another row of terraced dwellings and the grouping of other buildings which include a hot food take-away and a motor repair service together with other residential dwellings, the application site forms 'ribbon development' on the eastern side of Chapel Lane close to the junction with Cronton Road which is essentially an extension of the predominantly residential area to the north. The properties in the surrounding terraces are extensively extended and feature both single and two-storey outriggers with outbuildings.

Given the considerably dense built environment in this location and its tightness it is considered that the scale of development in relation to the immediate locality would sit comfortably within its plot and also within the immediate surroundings. Therefore, whilst the volume increase would be marginally above the 50% set out in Policy G7, when taking into account the above factors it is considered that in this instance the proposals would not result in a disproportionate addition over and above the size of the original building and are not inappropriate development in the Green Belt.

Openness of the Green Belt

Taking into account the fact that the proposal is not considered to be inappropriate development, regard has been had to case law - *Lee Valley Regional Park Authority v Epping Forest District Council [2015] EWHC 1471 (Admin)* which held that, where development is found to be not inappropriate, it should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land in the Green Belt. The impact on openness is implicitly taken into account in the exceptions set out in paragraph 154 of the NPPF unless there is a specific requirement to consider the actual effect on openness.

The exception set out in paragraph 154(c) does not specifically require as a determining factor any requirement to assess the impact of the development on the openness of the Green Belt in gauging inappropriateness. Therefore, consistent with the judgment, given it is considered that the proposed development would not be a disproportionate addition to the original dwelling, there is no necessity for a subsequent assessment of the effect of the development on the openness of the Green Belt.

Character and appearance

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

The existing dwelling comprises a 2-bedroom terraced property and the proposed development would see the demolition of an existing outbuilding; porch and extension and conservatory to the rear to make way for a 2-storey extension to the side and a single storey rear extension. A reasonable amount of space would be retained between the application site boundary and the detached dwelling to the north.

The Householder Development SPD requires that two storey side extensions should be designed to avoid creating a terracing effect. It advises that a minimum of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first floor extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed if, because of a staggered or irregular arrangement of dwellings.

The host dwelling is terraced and the proposed 2-storey extension would be set off the northern boundary by 1 m. The first floor would not be set back from the immediately adjoining part of the existing front elevation and there would only be a very marginal drop in the ridge height of the extension when compared to the host property. Notwithstanding that the development would meet the SPD guidelines, in design terms, it is considered important that the design is kept consistent with the rest of the terrace and as proposed the development would sit better in the terrace without a set-back.

Amenity Space

The extension would not have any impact on existing amenity space and the plot would maintain adequate amenity space.

Parking Provision

Parking for 2 no. vehicles would be retained on the hardstanding to the front of the dwelling accessed off Chapel Lane. The level of parking is discussed in more detail in the highways section below.

Waste Storage (Bins)

The proposal would provide a gap of 1m between the side boundary and the

extension at the side. Access to the rear would not be impeded by the development and bins could still be satisfactorily stored to the rear to comply with guidance in the Householder Development SPD and Policy WM9 of the Waste Local Plan.

Scale

The overall resulting development would be in keeping with the scale and mass of the adjoining properties.

Design

The terrace in which the host property is situated appears to have been built between 1845 – 1891 and there have been a lot of alterations which do undermine its architectural interest; however, it does retain elements which give it some charm, nevertheless, there is no records to indicate the history and to indicate that the terrace is of any particular historic interest.

The development would involve a straight extension pulling out from the gable and this is of a design consistent with the rest of the terrace. In line with that approach, the new windows, as amended, follow the shape, proportions and cill / lintol details of the other first floor windows along the terrace. As indicated above, it is considered important that proposed development should read as the original terrace and not seen as an obvious addition to it, which would be the case if there was an obvious set back at first floor level and / or significant drop in the ridge height. In its current form it is considered that the development would sit better in the terrace without a set-back.

The ground floor single storey element to the rear would be an infill with a mono-pitched roof sloping up to the side of the two-storey extension and is of acceptable design. The front porch would be of acceptable proportions and not uncharacteristic of other structures added to dwellings in this location.

Materials

The existing dwelling is rendered with a concrete roof tile and incorporating white uPVC windows. The proposed materials would match and this could be secured by condition if planning permission is granted.

It is concluded that on the third main issue in relation to character and appearance that, on balance, the proposed development would not have a materially detrimental effect on the character and appearance of the host dwelling or the surrounding area. As such, the development complies with the NPPF, Core Strategy Policies CS2 and CS19 and Saved UDP Policy H8 together with the Householder Development SPD.

Whether the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations, such as to amount to the very special circumstances

Given the above it is considered that the fourth main issue requiring very special circumstances to justify development is not necessary in this instance.

Highways Considerations

The proposed development would see an uplift of bedrooms from two to three. The existing parking provision would be retained. The existing 'garage' to the side would not meet the measurements set out in the Householder SPD to be deemed as a

usable parking space and therefore its loss would not result in the loss of existing parking.

The proposed uplift in bedrooms from 2 to 3 within the extension would not result in the need for additional or replacement parking and the number of spaces retained would be in line with the Council's parking standards.

In conclusion, with regard to highway considerations, the proposed development would comply with the NPPF, Saved Policies H5 and H8 of the UDP; Policies CS2, CS5, CS7 and CS19 of the Core Strategy; the Ensuring a Choice of Travel SPD and the Householder Development SPD. Together, amongst other things, these require developments to provide sufficient off-street parking to ensure safe and sustainable access and routes, and to enhance road safety.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

15 Chapel Lane

No. 15 is located on the adjacent plot to the host dwelling. It comprises a large double fronted detached property. The row of terraces in which the host property occupies is set back further than No. 15. by approximately 6.9 m. The proposed 2-storey extension would be set in off the common boundary by 1 metre. The neighbouring property has a double width driveway (approx. 6.5 m wide) between its gable elevation and the common boundary. That property has a small window at ground floor towards the back of the gable elevation. There is an existing outbuilding along the common boundary towards the rear of the neighbour's garden.

Given the orientation of the neighbouring dwelling and the proposed two-storey side extension it is inevitable that there would be some overshadowing of part of the neighbour's garden alongside the common boundary. However, the neighbour has a large garden and given the distance of the gable from the common boundary it is considered that there would not be significant detrimental impacts on the occupiers of this property as a consequence of the development. It is considered prudent to require that a first floor gable window facing the site associated with a storage area should be obscure glazed to ensure that there would be no overlooking and this can be secured by condition if planning permission is granted.

19 Chapel Lane

No. 19 is the adjoining terraced property. The two-storey extension would be set 4.8m off the common boundary with No. 19 and the two-storey extension would not breach a 45 degree line from the nearest habitable room within the neighbouring dwelling and as such would not result in unacceptable impacts to this property.

The single storey would extend 2.85 m from the rear of the dwelling, set approx. 4.4m off the common boundary on the other side of the existing shower room / storage extension. No. 19 has a similar single storey extension on the boundary. As such this rear extension would not have any detrimental impacts on this neighbour

The location of the proposed extensions are distant enough from nearby dwellings to ensure no loss of privacy or overbearing impact on the outlook of existing residents. The application complies with Policies CS2, CS5 and CS19 of the Core Strategy and Saved Policies H5, H8 and G7 of the UDP.

Other Matters

An objection has been raised in relation to right of access from the host site along the rear boundary to Nos. 19 – 21 Chapel Lane to allow access from these properties to the highway on Chapel Lane. The objector raises concern that access is currently restricted across the host site and that the application should allow for an access footpath to be provided. Whilst this is a civil matter and not a material planning consideration, the application proposes the provision of a 1 m gap to the side of the proposed side extension.

Conclusion

The design and impact of the proposed development would be of an acceptable scale. It is considered that overall, the proposed extensions would not be inappropriate development in the Green Belt and would not impact on the character of the host dwelling or the street scene. The proposal does not conflict with Green Belt considerations and complies with planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following reasons:

- 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 development 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 the National Planning Policy Framework (2024), Saved Policies H5, H8 and G7 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 4) Notwithstanding any detail on the approved plans, the first floor window within the storage area as annotated "Proposed Side Elevation (No. 15)" on Drawing No. ABF-1154-03 Rev. C dated Jan 2025 and received 21 February 2025 hereby permitted shall be glazed in obscure glass to a level equivalent

to Pilkington Level 3 or above (or nearest equivalent standard and retained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy of neighbouring properties and to comply with the National Planning Policy Framework (2024), Saved Policies G7, H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/02/2025	ABF-1154-03	REV C	PROPOSED ELEVATIONS
21/02/2025	ABF-1154-02	REV C	PROPOSED GROUND AND FIRST FLOOR PLANS
02/09/2024	ABF-1154-00	-	PROPOSED SITE PLAN (SAVE FOR THE DETAILING OF THE FRONT PORCH)
26/08/2024	-	-	LOCATION PLAN

Signed Case Officer¹:

M Wishart

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

22/05/2025

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

Standing Advice valid from 1st January 2023 until 31st December 2024.