

<u>APPLICATION NO:</u>	24/00622/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Pinfold Cottage, 6 Pinfold Lane, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION.		

Site Description

The application site is located at Pinfold Cottage, 6 Pinfold Lane, Knowsley and is situated within an area that is designated as Green Belt in the Development Plan. The site is also located within the Knowsley Village Conservation Area (which is subject to an Article 4 Direction across the entirety of the Conservation Area). The application property is a two-storey detached dwellinghouse and is brick facing to its front, side and rear elevations together with wood effect uPVC and grey slate roof tiles.

The property benefits from a two-storey rear extension, which does not span the full width of the dwelling and means the footprint and layout is 'L'-shaped. There is a detached garage / outbuilding to the rear of the property, together with a smaller timber storage shed. To the east curtilage of the site lies other outbuildings.

The site is rural in character and setting, located on a secluded lane taken from Knowsley Lane (B5202) within the west of Knowsley. Vehicular access into the site is taken from a private road at the meander of Pinfold Lane and secured by electric gates. The nearest residential property is approximately 70m to the south-west of the application site. To the east of the site is Pinfold Wood, excluding the adjacent paddock the rest of the site is surrounded by fields. There is also a Public Right of Way (PROW) to the east which cuts through Pinfold Wood

The application property itself is not a Listed Building or located within the setting of a Listed Building.

Proposal

The proposal seeks permission for the erection of a single storey side and rear extension.

The proposed development would have a width of 2.7m and a depth of 4.56m. This would be served by a mono-pitched roof, which would measure 2.58m at the eaves and 3.65m at the tallest point. The layout and general arrangement of the proposal would be an infill development which would 'square-off' the footprint of the dwelling.

Installed fenestration as part of the proposal would include one window to the rear elevation and bi-fold doors to the west facing side elevation. One small window would also be inserted to the west facing gable wall of the existing dwelling.

The extension is stipulated to create an approximate additional volume of 34.6m³ to

the existing dwelling.

The application has been supported by a Planning Statement, a Design and Access Statement (DAS) and a Heritage Statement.

Consultations

Knowsley Parish Council – No comments received.

Conservation & Design Officer – No objections in principle, subject to a condition to ensure that the exterior facing materials to be used on all walls, roofs, windows and doors match those used on the existing building.

Representations

This application has been publicised by letters sent to 10 neighbours. It has also been advertised by site notice, which expired on 11.02.2025 and a press notice, that expired on 07.03.2025. No representations have been received.

Planning History

APP. NO: 74/14322/HIST
PROPOSAL: DEMOLITION OF PART OF EXISTING DWELLING AND ERECTION OF 2 STOREY EXTENSION TO REAR OF DWELLING TO PROVIDE LOUNGE AND BEDROOM ~ REASONS
DECISION: REFUSED
DECISION DATE: 24 September 1992

APP. NO: 74/14375/HIST
PROPOSAL: DEMOLITION OF PART OF EXISTING DWELLING AND ERECTION OF 2 STOREY EXTENSION TO REAR OF DWELLING TO PROVIDE LOUNGE AND BEDROOM ~ REASON
DECISION: REFUSED
DECISION DATE: 24 September 1992

APP. NO: 74/14553/HIST
PROPOSAL: DEMOLITION OF EXISTING PORCH AND UTILITY ROOM AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING NEW STAIRCASE AND LOUNGE WITH BEDROOM WITH EN SUITE BATHROOM ABOVE
DECISION: GRANTED
DECISION DATE: 21 January 1993

APP. NO: 74/14568/HIST
PROPOSAL: DEMOLITION OF EXISTING PORCH AND UTILITY ROOM AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING NEW STAIRCASE AND LOUNGE WITH BEDROOM WITH EN SUITE BATHROOM ABOVE
DECISION: GRANTED
DECISION DATE: 21 January 1993

APP. NO: 94/00344/APP
PROPOSAL: PINFOLD COTTAGE PINFOLD LANE PRESCOT KNOWSLEY MERSEYSIDE - ERECTION OF WOODEN STABLES AND CONSTRUCTION OF PADDOCK

DECISION: GRANTED
DECISION DATE: 12 September 1994

APP. NO: 95/00576/APP
PROPOSAL: RETENTION OF LAMBING SHED
DECISION: REFUSED
DECISION DATE: 13 December 1995

APP. NO: 95/00715/APP
PROPOSAL: AMENDMENTS TO AND RETENTION OF LAMBING SHED
DECISION: GRANTED
DECISION DATE: 5 March 1996

APP. NO: 10/00592/FUL
PROPOSAL: ERECTION OF 1.8M HIGH VEHICULAR ACCESS GATES AND 1.8M HIGH PEDESTRIAN ACCESS GATE
DECISION: GRANTED
DECISION DATE: 15 December 2010

APP. NO: 10/00618/CON
PROPOSAL: CONSERVATION AREA CONSENT FOR THE REMOVAL OF EXISTING VEHICULAR ACCESS GATE AND REPLACEMENT WITH 1.8M HIGH TIMBER VEHICULAR ACCESS GATES (REF: 10/00592/FUL)
DECISION: GRANTED
DECISION DATE: 8 December 2010

APP. NO: 13/00465/FUL
PROPOSAL: INSTALLATION OF ALL-WEATHER RIDING SURFACE TOGETHER WITH ASSOCIATED FENCING
DECISION: GRANTED
DECISION DATE: 6 November 2013

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

H8 - Extensions and Alterations to Residential Properties

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

DQ5 - Development in Conservation Areas

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) PLANNING POLICY GUIDANCE (PPG)

In addition, the Householder Development SPD (2016) and Knowsley Village Conservation Area Appraisal (2005) and Prescott Conservation Area Management Plan (2012) are both material considerations for the purposes of this planning application and provides additional guidance in relation to householder development and design within Knowsley Borough, more specifically within the Knowsley Village Conservation Area.

Furthermore, Sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework (NPPF) are material considerations during the determination of this planning application.

The site is identified to be located within Green Belt, as designated as in the adopted Development Plan. Which although is greatly reduced to extend and alter 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 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;

Core Strategy Policy CS20 stipulates that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, this means that the Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;

S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that in the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Saved Policy DQ5 in the Replacement Unitary Development Plan requires that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;
- b) Existing plot layouts and the street scene;
- c) Important views into, within and out of the Conservation Area;
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls and traditional paving;
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development; and
- f) The visual impact of any vehicular access, parking or servicing/delivery areas that are needed to serve the development

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.

The Householder Development SPD (9.2) outlines (as echoed in Policy G7 of the UDP) that extensions to dwellings sited in the Green Belt are not, when taken together with previous extensions “disproportionate” in scale to the original dwelling. This is to prevent extensions eroding the openness of the Green Belt. The original house as it existing on 1 July 1948 or as it was first built if it had been constructed since then. Disproportionate extensions are those which because of their scale and/or design change the character of the original dwelling should remain the dominant element. Where a dwelling proposed to be extended such that cumulative additions would amount to an increase on the original volume of over 50% these will normally be classed as disproportionate and unlikely to be allowed.

Context

The application was supported by a Planning Statement, Heritage Statement and Design and Access Statement (DAS).

Knowsley Village Conservation Area

Knowsley Village Conservation Area is located within a rural setting, typical of a historic village containing a village green, wide open space and coppices of trees. The building comprise of workers cottages, lodges and farm house.

The Conservation Area retains a character reminiscent of pre-war England. Indeed, little has changed apart from a small amount of infilling. Since the Second World War several large housing estates have been built to the east of the Conservation Area. Knowsley Lane is the main throughfare, passing through Maypole Green. The village consists of Georgian and Victorian buildings.

Policy Context

Green Belt

The application site is located within the Green Belt and therefore Saved Policy G7 is relevant. Also relevant is the National Planning Policy Framework (NPPF) which identifies that that disproportionate additions over and above the size of an original building (as it existed before 1st July 1948) would be inappropriate development that should only be allowed if very special circumstances exist which clearly outweigh the harm caused to the Green Belt and any other harm.

This policy is in accordance with the NPPF (Paragraphs 153 & 154) which identifies that disproportionate additions over and above the size of an original building (as it

existed before 1st July 1948) would be inappropriate development that should only be allowed if very special circumstances exist which clearly outweigh the harm caused to the Green Belt and any other harm.

For the consideration of what classifies the original building, it is not known with certainty what the volume of the original property was. The Heritage Statement (Figure 3.5) outlines that evidenced on a 1908 Ordnance Survey Map that the north-western corner of the cottage was recessed, which indicates some form of rear outrigger.

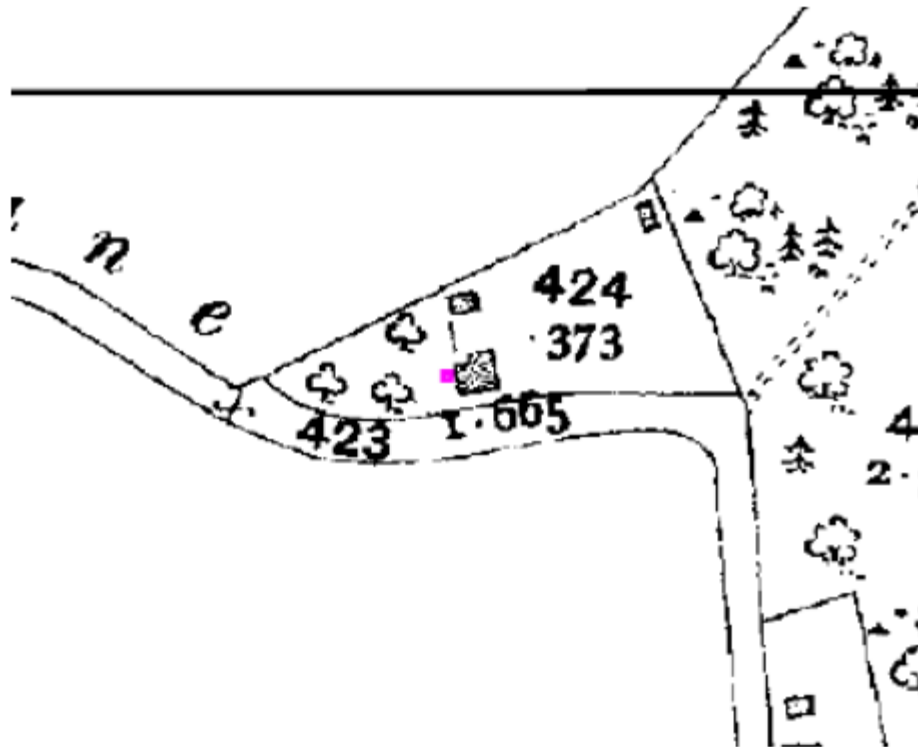
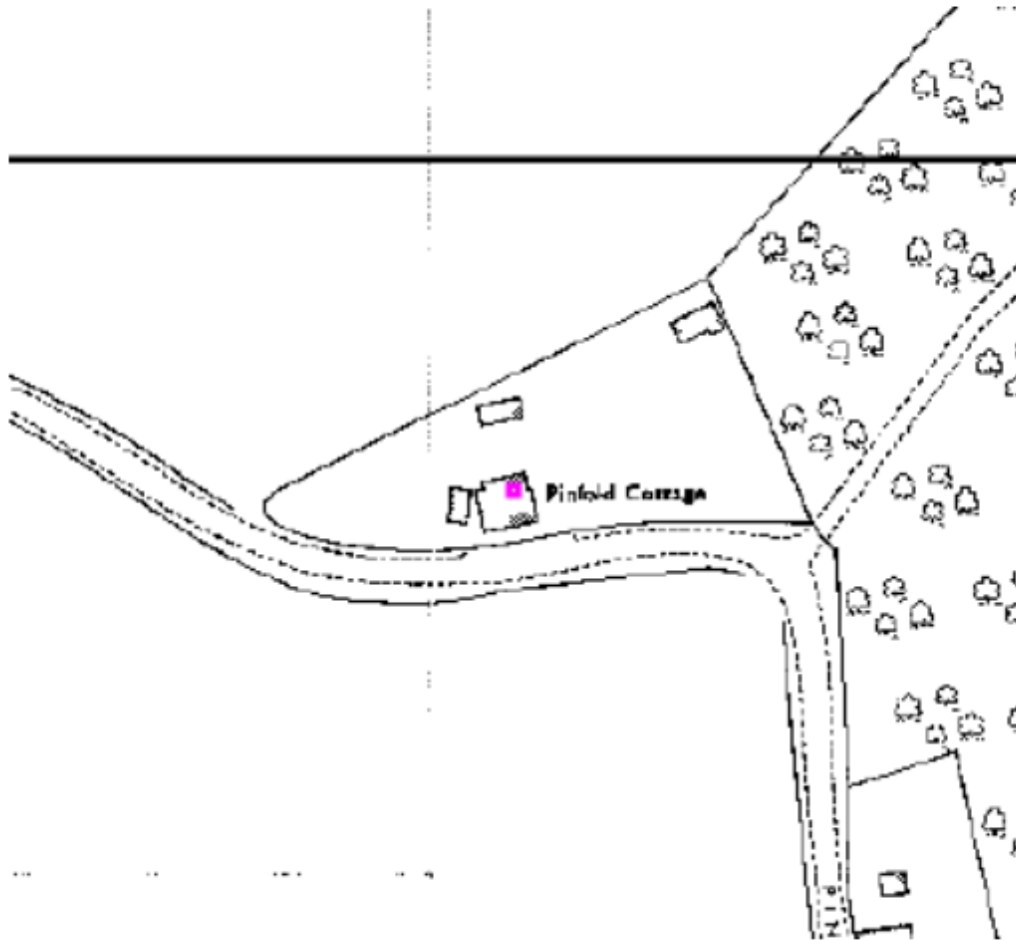


Figure 3.5: A detail of the 1908 Ordnance Survey Map (1:2,500)

The Heritage Statement demonstrates that the maps evidenced display a consistent footprint between 1927 – 1960. By 1972, the map illustrates a smaller recess to the north-western corner of the building, indicating that the alterations to the rear of the building had occurred by that time.

Figure 3.7: Ordnance Survey map (1972) (1:1,250)



The Planning records held by the Local Planning Authority evidence under Planning reference 74/14568/HIST was granted Planning Permission in January 1993. The Heritage Statement also references a set of plans granting Building Regulations approval (also date-stamped, November 1993). This appears to be the current two-storey rear extension. The only information available concerning cubic volume increase would be the Planning Committee report which stated that the two-storey rear extension, approved under 74/14568/HIST would result in a 56% increase in the volume of the property.

As outlined in the Heritage Statement, it is understood that the application dwelling has been altered and extended in different ways throughout its years. Prior to the 1993 extension, the western (right) side of the rear elevation included a shallow two-storey projection, while a single storey element, under a mono-pitched roof, projected from the left side of the elevation. With reference to the historic maps, it is assumed that this single storey extension was constructed between 1960 – 1972.

The submitted Design and Access Statement has estimated the 'original' volume of the dwelling would be the existing property, with the deduction of the later addition of the two-storey rear extension.

The volume calculations are therefore as follows, (based on approximate figures):

Original building – 255.3m³

Addition 1 (two-storey side extension) – 127.1m³

Addition 2 (single storey side and rear – current proposal) – 34.6m³

These 3 figures total at 417m³.

The volume percentage increase calculation $((417\text{m}^3 - 255.3\text{m}^3) / 255.3\text{m}^3 \times 100)$ would mean that the proposed development, when added in conjunction with the existing two-storey rear extension, and addition to the original dwelling would result in a cumulative 63% increase in its cubic content.

Whilst the volume increase would be over the 50% guidance outlined in Saved Policy G7, when looking at the proposal and the form and massing would be to an appropriate scale (at single storey), this would be a step-down from the rest of the two-storey massing of the dwelling. It would also be sited in a discrete location as an infill addition which would be suitably screened by the remainder of the building. Moreover, the infill and 'square-off' effect would mean that the proposal would not project beyond any other elevation with any exposed or protruding sections, which would mitigate any impact. The proposed development would be suitably screened either by the remainder of the dwelling or the hedgerow to the south, south-east and east of the property. Therefore, it would be considered acceptable to allow some leniency given that the 50% is a "general guideline" for the consideration of enlargement.

Impact on openness of the Green Belt can be understood on its spatial impact (scale of development and its intrusion into the Green Belt) and visual impact (how apparent the development is within the Green Belt context). As outlined, the spatial impact would be considered limited; the proposal would be an acceptable scale and have minimal if any impact on spatial change due to its subtlety. The visual impact would also be significantly minimal (again if any) due to the fact it would not be readily visible from most orientations and would largely be screened and softened by the dwelling, hedgerows etc (given that this site visit was completed in late January, this would not be restricted to only half the year). Regardless, the visual impact of the proposal on the Green Belt would be significantly limited in the worst case.

The Planning Statement stipulates that:

5.13 The purpose of saved Policy G7 is to provide guidance in relation to the design of alterations, extensions or replacement dwellings in the Green Belt, with the policy text not setting out any limitations in relation to the size of a proposed extension within the Green Belt, other than that it should not be disproportionate. The supporting text references a "general guideline" of 50% of the original dwelling. This is not a definitive limit that prevents larger extensions, so long as they are not disproportionate.

5.14. As can be seen within Figure 4, the proposed infill extension has been designed in response to the existing architectural language of the existing dwelling, which would ensure the new addition is sympathetic and subordinate to the existing dwelling.

For these reasons, it is considered that whilst the cumulative extensions of the dwelling would exceed the 50% recommended guideline, this specific proposal would not result in a disproportion addition over and above the size of the original building

and would not be considered inappropriate development in the Green Belt; this is on the merits of the extension being sensitivity designed to integrate discretely as to not harm openness of the Green Belt.

Therefore, for these reasons, the proposal would be considered to broadly comply with Saved Policy G7, CS5 and the NPPF and not be considered to have any severely adverse effects on the openness of or views into the Green Belt.

Design, Conservation and Heritage

Design

The existing dwelling is brick facing with wood uPVC openings and slate, tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property. The details submitted evidence that the proposal would feature materials which are cohesive.

This includes window heads and cill details to mirror those found on the existing windows to the respective elevation. This would accord with 6.10 of the Householder Development SPD as detailing such as feature brickwork, or windowsills would be accurately reproduced within the design of the extension. The proposal would be served by a pitched roof, which would emulate the pitch and materials of the roof that serves the application property and accord with 6.5 of the Householder Development SPD.

The scale of the proposed development would be acceptable, the proposal would be a modest, subordinate addition to the dwelling.

Conservation and Heritage

Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains.

The application property is located to the west of the Knowsley Conservation Area.

The application has been supported by a Heritage Statement. The contents of the submission have also been reviewed by a Conservation and Design consultant, who has advised that the proposal would be broadly acceptable; although did raise concern that no specific information has been supplied regarding the proposed window materials. This information could be supplied or secured by a suitable Planning Condition, however, should the application be approved.

Given that the application would be for a ground floor single storey rear and side extension, which would largely be screened and therefore not readily visible it would therefore be acceptable for these details to, as advised, be secured by way of a suitable planning condition.

The submitted Heritage Statement stipulates that the roof and brickwork materials for the proposed extension would be to match the existing, this is also advised to be secured by condition.

The Design and Conservation consultation summarises that, overall, the proposed works to the building will have a neutral impact on the character and appearance of the Conservation Area and, given that these further details can be secured by condition, the proposal would be considered to comply with CS20.

The overall harm to Designated Heritage Assets has been considered, in that, the proposed development would have a neutral effect on the Conservation. Therefore, the proposal is considered to broadly comply with the requirements set out in the NPPF (Paragraphs 201, 203), Policies CS19 and CS20 of the Local Plan, Saved Policies H5 and DQ5 of the Replacement Unitary Development Plan and the Householder Development SPD; as well as S72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

Residential Amenity

The application property is located 70m from the nearest residential dwelling. On this basis, the proposed development would not have any significant impact on residential amenity of the occupants of the closest residential dwellings.

Highways

The proposed development would be erected to the side and rear of the dwelling. Therefore, it would not cause any impact on the existing parking or access arrangements for the site and consequently not raise any highway safety concerns.

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) The exterior facing materials to be used on all walls, roofs, windows and doors shall match those used on the existing building in terms of colour, texture, profile and where applicable coursing details.

Reason: To preserve the character and appearance of the Knowsley Village Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and 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
15/12/2024	067-02-02-001	A	EXISTING SITE AND LOCATION PLAN
15/12/2024	067-02-02-002	A	PROPOSED SITE PLAN
15/12/2024	067-02-03-001	A	EXISTING FLOOR PLAN
15/12/2024	067-02-03-002	A	PROPOSED FLOOR PLAN
15/12/2024	067-02-04-001	A	EXISTING FRONT ELEVATION
15/12/2024	067-02-04-002	A	EXISTING WEST ELEVATION
15/12/2024	067-02-04-003	A	EXISTING REAR ELEVATION
15/12/2024	067-02-04-004	A	EXISTING EAST ELEVATION
15/12/2024	067-02-04-005	A	PROPOSED WEST ELEVATION
15/12/2024	067-02-04-006	A	PROPOSED REAR ELEVATION
15/12/2024	067-02-99-001	A	EXISTING AND PROPOSED 3D VIEWS
21/11/2024	-	-	HERITAGE STATEMENT
21/11/2024	067-02	-	DESIGN AND ACCESS STATEMENT
21/11/2024	R001v3	-	PLANNING STATEMENT

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

10/03/2025

Informatives

Not applicable.

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