

Regeneration and Economic Development Department

APPLICATION NO: 21/00877/FUL

APPLICANT: Mr Rob Middlehurst

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION (DEMOLITION OF EXISTING SIDE EXTENSION)

LOCATION OF SITE: Penmancho , Pex Hill, Cronton, WA8 5QN

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

Approved local authority road scheme - Cronton Road

RELEVANT POLICIES

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 Dwellings in the Green Belt

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections

Cronton Parish Council - No comments.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a detached bungalow on Pex Hill. Pex Hill is a ribbon development of detached residential properties extending up both sides of the carriageway, situated within the Green Belt. Open fields are to the rear (west) of the property. The application is for the erection of a single storey side extension to the side of the bungalow which would replace a smaller existing single storey side extension. The extension would provide a shower room/w.c, utility room and extension to the kitchen. The proposed extension would be flush with the front and rear elevations of the bungalow unlike the existing extension which is set in from both the front and the rear. The extension would be

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the same width as the existing bungalow, whilst the roof would be the same ridge height as the bungalow roof with the existing extension having a lower ridge.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension on this site would therefore be acceptable in principle. The site is also located within the Green Belt. Saved Policy G7 of the Knowsley Replacement Unitary Development Plans (2006) relates to alterations and extensions to existing dwellings within the Green Belt. The policy stipulates that extensions and alterations within the Green Belt will generally be permitted providing they meet certain criteria. The form and materials of the development should respect the appearance of the existing dwelling and preserve the openness of the Green Belt. In relation to the size of extensions in the Green Belt, the explanation goes on to state that enlargements of over 50% will normally be classed as disproportionate. The size of the 'original dwelling' is defined as 'That which existed on 1 July 1948 or the dwelling as originally built if this is later'. Para 9.2 of the Householder Development SPD clarifies that this limit of 50% relates to volume. In addition, the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(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.

Policy CS5 of the Local Plan broadly reinforces national Green Belt policy.

There is a side extension (that which is proposed to be demolished as part of the current application) and an orangery that together are approximately 90 cu.m. There does appear to be another extension on the opposite side of the bungalow. However, in 2007 building regulations approval was granted for the conversion of the integral garage to two rooms and it is therefore taken in this instance that this was built with the bungalow as an integral garage and therefore does not enter calculations as an extension. The proposed side extension and rear orangery would be approximately 131 cu.m, an increase of approximately 41 cu.m over the existing. The proposed extension and existing rear orangery would increase the original bungalow by approximately 26% volume (including the former integral garage volume as part of the original bungalow volume). Whilst there is a dormer on the rear it is not known if this was original with the bungalow or constructed after; however, given that there does not appear to be a Building Regulations record of a dormer extension is considered reasonable to conclude that the dormer was constructed with the bungalow. It should be noted that the dormer volume has not been taken into the calculations of the volume of the existing bungalow.

As can be seen the proposal complies with the NPPF and Policy CS5 of the Local Plan and saved Policy G7 of the UDP in terms of principle of development in the Green Belt.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposed extension is acceptable and in keeping with the character of the original building. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general. There are no outlook issues raised with regard the neighbouring property. The proposal raises no crime or ASB issues.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The car parking would remain as existing, and no other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to replace and existing extension to a bungalow in a residential area within the Green Belt and raises no residential amenity issues. The neighbouring site to the south is on

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significantly lower land than the application site and the bungalow here has a window and entrance door on the side of the neighbouring bungalow with a garage attached to the side of the bungalow facing the application site. The proposed extension on the side elevation would have three narrow windows of 1m height and 0.6m width including the frames, together with a triangular glazed area at the top and front of the extension underneath the start of the roof starting at 2.9m from ground level. However, the existing extension has a window on the side of 4.6m wide by 1.1m height including the frame. The proposal would therefore have less impact on the neighbouring bungalow with regards any overlooking of the window on the side than the existing situation.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

OTHER ISSUES

With regard trees on the site the proposal would not impact on any other than one very small windborne tree which is to be removed as it is where the rear of the extension would be. Other than that, other existing trees would not be impacted due to being on the other side of the existing drive or due to distance. The Council Arboriculturalist has no objections to the proposal.

CONCLUSION

The proposal is acceptable in principle with regard Green Belt policy. The design of the proposed extension is acceptable and in keeping with the bungalow. The proposal would not be detrimental to the visual or residential amenities of neighbouring properties or the area in general. The application complies with national and local planning policies and is therefore 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any submitted details the materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing bungalow 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/02/2022	WA8 5QN//P/01	-	Existing and Proposed Elevations, Location Plan and Block Plan
01/02/2022	WA8 5QN/P/02	-	Existing and Proposed Floor Plans

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Informatives

- 1 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

Lee Osborne

16 May 2022

Signed by

Mark Quinn
17/05/2022

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