

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00292/FUL **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Halewood
Town Council

LOCATION: Triangle Cafe Bistro, Halewood Park Environment Centre
Okell Drive, Halewood, Knowsley, L26 2XB

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE EXTENSION TO EXISTING
CAFE.

Site Description

The application site is an irregularly rectangular piece of land to the north of the visitor centre and south of the car park area. To the west is the Halewood Triangle public park and there are dwelling to the east on the opposite side of Okell Drive.

The site comprises a café building with hardstanding areas including a patio area where there are tables and chairs erected and a tall wooden pole. The extension would extend onto this area and provide shelter during rain. On the edge of the site is a traffic barrier in the form of a low metal fence and taller bollards.

Proposal

The proposal is for the erection of a single storey side extension to the existing café. The extension would project 7.1 metres, would be 5.15 metres wide and 3.1 metres high, with an eaves height of 2.5 metres.

Consultations

Arboricultural Officer – No objection.

Highways - No objection. Given that the café is setback from the highway and the low vehicle speeds within the car park, the existing bollards are deemed adequate to mitigate any potential risk of vehicle collisions with the proposed extension

Representations

This application has been publicised by letters sent to 6 neighbours and by a site notice. No representations have been received.

Planning History

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PS/DC/OP04/05	003	23/9/02

None relevant at the site.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

N/A

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

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The application site is situated within Urban Greenspace.

Policy

Core Strategy Policy CS21 States that new development which would result in the loss of urban greenspace, will not be permitted unless at least one of the following criteria are met:

- a) A surplus of provision for all types of greenspace would be maintained relative to local standards;
- b) The land is considered unsuitable in terms of size, location or character to prevent or address individual deficiencies of different types of greenspace relative to local standards;
- c) Appropriate mitigation is provided through replacement facilities of at least an equal quantity, quality and accessibility;
- d) The development is required to improve greenspace provision or for ancillary facilities to support sport or recreation; or
- e) Where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected and its release accords with either clause 2)a) or 2)b).

NPPF Para 103 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Assessment

Whilst the site is officially designated as open space, the area in question is currently a seating area with chairs and tables over a hardstanding area. The area is physically separated from the main park by a footpath and it does not provide a recreational or visual amenity function. As a result, the site cannot form part of a wider recreation area or provide a useful open space function. Therefore, there would be no loss of open space from the proposal. Overall, the site is considered to meet Core Strategy Policy 21 exception 2b) as the land is unsuitable to address any open space needs.

CHARACTER OF AREA

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The extension would be proportionate in size to the main building and would be set back from Okell Drive. It would therefore not result in harm to the streetscene. The proposal would be a mixture of aluminium frames, glass and brickwork and would provide a roof to cover the tables located on the current outdoor seating area. Provided a condition is attached to secure matching materials for the brickwork, there would be no harm to the character of the area or existing building.

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Overall, there would be no harm to the character of the area and the proposal complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

In relation to neighbours, the proposal will not result in any harm to the amenity of neighbours as the nearest neighbours are all located on the opposite side of Okell Drive and are separated from the extension by a busy road. The development complies with Policy CS19 of the Core Strategy.

HIGHWAYS

NPPF para 116 states that a development should only be refused on highways grounds if there would be an unacceptable impact on highway safety.

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

The application is a small extension to an existing café building. It is adjacent to a large car park with sufficient parking spaces to serve the café and extension as well as provide access to Halewood Triangle.

In relation the existing railings and bollards, given the café is setback from the highway and next to a car park where there would be low speed vehicles, the existing bollards are considered sufficient to mitigate any potential risk of vehicle collisions with the proposed extension. This is supported by the council's highways team who have no objection to the development. Overall, the application complies with Core Strategy Policy CS7.

TREES

Policy CS21 states that the Council will encourage proposals for new development to incorporate:

- a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
- b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
- c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

In relation to trees, there is a small tree at the western part of the site next to the footpath. However, this would remain in place and would not be affected by the proposed extension. This is supported by the views of the council's arboricultural officer who has no objection to the proposals. Overall, there would be no harm in relation to trees and the proposal complies with Core Strategy Policy CS21.

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CONCLUSION

The development is acceptable in principle and would not cause harm in relation to the character of the area, trees, highway safety or amenity. The proposed development complies with policies included within the Core Strategy (2016) and National Planning Policy Framework (2019).

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) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: -

- a. Location Plan - (Received 08/05/2025)
- b. Proposed Site Plan - (Received 13/05/2025)
- c. Proposed Floor Plans and Elevations - (Received 13/05/2025)

Reason: For the avoidance of doubt.

- 3) Materials

Any brick materials to be used on the external surfaces of the extension hereby permitted shall match the brick materials used in 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: **16/06/2025**

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PS/DC/OP04/05	003	23/9/02

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

INFORMATIVES

N/A

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PS/DC/OP04/05	003	23/9/02

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