

Planning Statement

Planning Application Relating to:

Demolition of Existing Garage and Erection
of House to Side Garden

At:

26 Baileys Lane
Halewood
Liverpool
L26 0XD

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1 Introduction

- 1.1 This document is prepared by Philip Seddon Associates Ltd. It is submitted in support of a planning application relating to the demolition of the existing garage and the erection of a house in the side garden at 26 Baileys Lane, Halewood.
- 1.2 This statement report sets out a summary of the proposal shown on the submitted plans, as well as our assessment of planning issues.

2 Site Description and Planning History

- 2.1 The site is 26 Baileys Lane, a semi-detached residential property and detached garage with associated garden curtilage fronting Baileys Lane, with Ronaldsway to the side of the site. There is hedging to the site boundary which is behind high timber fencing along most of the side boundary, with the remainder of the side hedging and the hedging along the front boundary being behind a low-level brick wall.

Figure 1: The site in context
(Copyright Google)



- 2.2 There is no planning history listed on the Council's website.

3 Development Proposals

- 3.1 The proposed house would front Baileys Lane with the side boundary running adjacent to Ronaldsway. There would be parking for two cars to the front of the house accessed from Baileys Lane, with the existing access being altered to accommodate the additional access. The rear garden would extend across the site to the back of pavement along Ronaldsway and extend down to the front elevation of the proposed house.

- 3.2 The house would be two storeys and of a traditional design and construction. The roof would be pitched with the ridge running gable to gable. One gable would be sited on the boundary between the proposed house and the existing dwelling, 26 Baileys Lane

Figure 2: The proposed layout



4 Planning policy background

National Planning Policy Framework

- 4.1 The National Planning Policy Framework says, in Paragraph 8, that there are 3 overarching objectives to achieving sustainable development. These are an economic role (contributing to the economy), a social role (supporting communities) and an environmental role (protecting and enhancing the natural and built environment).
- 4.2 Paragraph 11 requires a presumption in favour of sustainable development.

- 4.3 Section 12 of the NPPF is headed “*Achieving well designed places*” Paragraph 124 says that: “*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.*”; and that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*”

Knowsley Local Plan

- 4.4 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

- 4.5 Relevant policies are:-

- CS2 - Development Principles
- CS3 - Housing Supply, Delivery and Distribution
- CS7 - Transport Networks
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Greenspaces and Trees
- CS22 - Sustainable and Low Carbon Development
- CS24 – Managing Flood Risk
- CS26 – Waste Management

Knowsley Replacement Unitary Development Plan (Adopted June 2006)

- 4.6 Relevant Saved Policies are:-

- H5 – Development within Primarily Residential Areas
- DQ4 - Trees and Development

Other material considerations

- 4.7 The following Guidance is also of relevance:

- Design Quality in New Development SPD.
- Amended New Residential Development SPD.
- Trees and Development SPD.
- National Design Guide
- Planning Practice Guidance

5 Assessment of planning considerations

The principle of development

- 5.1 The development would conform to the principal aim of the planning system, as set out in the NPPF, to contribute to the achievement of sustainable development; in that it would contribute to economic vitality and make effective use of land, comprising the erection of new housing in a residential area.

The proposed development would contribute to Knowsley's supply of housing, contributing to the variety of housing in the locality.

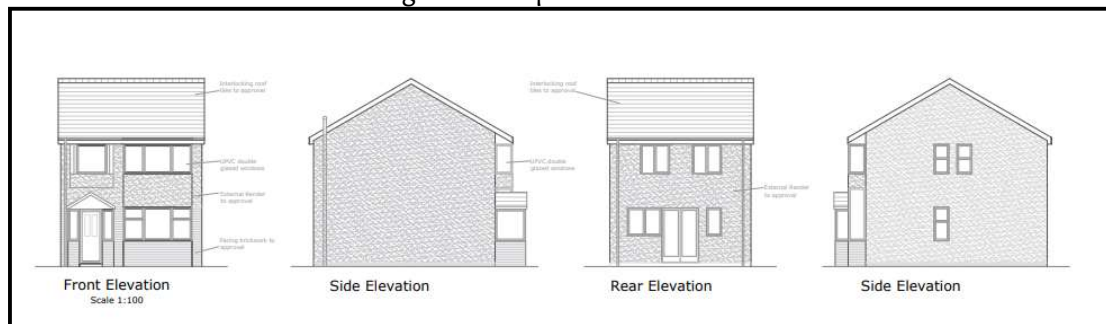
Design and the impact on the character of the area

- 5.2 The key elements identified in Core Strategy Policy CS19 and the Council's design guidance have been important factors in the evolution of the proposed development.

Policy CS19 sets out the general criteria required to ensure the delivery of high quality new development that will improve the quality of place and character within Knowsley, by promoting attractive design of new buildings and spaces.

- 5.3 The proposed dwelling will be well designed, with good functionality, and will be appropriate to its location within an established residential area. The proposed layout reflects the traditional grain of development in the locality, with adequate curtilage space for both the existing and proposed dwellings. The proposed dwelling will sit well on the site, with adequate and appropriate set back from both Baileys Lane and Ronaldsway. The proposed dwelling will reflect/complement the design and character of existing dwellings in the area, being of a traditional design, materials, detailing and construction.

Figure 3: Proposed elevations



- 5.4 Due to its location, the dwelling will have little impact on the streetscene.
- 5.5 The proposed dwelling is well designed and will have good functionality and a high degree of energy efficiency.
- 5.6 In summary, the key elements identified in the design policies of the Local Plan, national design guidance and the Council's design guidance have been important factors in the evolution of the proposed development. The proposed dwellings represent good design.

Impact on residential amenity

- 5.7 Careful consideration has been given to ensuring that there will be an acceptable relationship between the new dwelling, the existing dwelling and the nearest neighbours, 1, 2 and 4 Ronaldsway. Adequate interface distances can be achieved with the properties on the far side of Ronaldsway. To the rear, there would be a good setback from the side elevation of 1 Ronaldsway, sufficient to avoid any potential for overlooking.

Car parking and impact on the local highway network

- 5.8 Adequate access provision can be secured for both the existing dwelling and the proposed new dwelling. The new access can be provided in a safe manner. No safety concerns are anticipated. Adequate car parking will be available within the curtilage of both properties. The development would have no adverse impact on the local highway network.

Trees/Hedges

- 5.9 The proposed new access will be sited well away from the existing tree located on the highway verge at the Baileys Lane/Ronaldsway junction. In addition to this there are hedges on the site, which would have soe limited impact from the development. The application is supported by an Arboricultural Implications Assessment which concludes that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of the tree and hedges.

6 The Planning Balance and Conclusion

- 6.1 The development is acceptable in principle, comprising beneficial housing development in a residential area. It has no adverse impact on the wider streetscape, the character of the area, residential amenity, or the local highway network. The proposed development represents good design. It is our view therefore; that the proposal is in accordance with the NPPF and relevant Local Plan policies.