

Regeneration and Economic Development Department

APPLICATION NO: 21/00408/FUL

APPLICANT: Mr Peter Dillon

WARD AFFECTED: Roby

DEVELOPMENT: CONVERSION OF GARAGE TO HABITABLE ROOM

LOCATION OF SITE: Central Chapel , The Orchard, Huyton, L36 5UZ

KNOWSLEY LOCAL PLAN ALLOCATION –

Conservation Areas - The Orchard Conservation Area

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

Knowsley Replacement Unitary Development Plan (2006):

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Conservation & Design Officer – No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 neighbours. It has also been advertised by Site Notice and a Press 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:

SITE AND SURROUNDINGS:

The application site forms part of the chapel built in 1926-7 as part of the expanding Huyton College campus and was converted to residential use in the 1990s after the College vacated the site (application ref. 96/00662/APP). The site falls within The Orchard Conservation Area and the former chapel itself can be regarded as a non-designated heritage asset.

PROPOSAL

The application is for a garage conversion (to form a habitable room) to Central Chapel in The Orchard, Huyton. The conversion would involve replacing the existing garage entrance with French Doors.

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RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and lies within the conservation area. The application complies with policies CS2, CS19 and CS20 of the Local Plan Core Strategy (2016) and saved policies DQ5, H5 and H8 of the UDP (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 and maintains a good standard of amenity for all existing and future occupants. The development should also preserve the character of the conservation area.

DESIGN

As Central Chapel is located within a conservation area, particular attention must be paid to the design of development to ensure that it would not adversely affect the character of the existing property or the wider conservation area.

Given that the changes proposed only relate to a section of the building that has been previously altered and affects no historic fabric or the character of the building, the development is considered to preserve the character and appearance of the conservation area. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the minor nature of the proposed alterations, the development would not adversely affect the amenity of surrounding residential properties.

HIGHWAYS

There is sufficient space within the curtilage of the property for parking in order to comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will be granted subject to the following condition(s):-

- 1) 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.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension 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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 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
09/07/2021	-	-	DESIGN AND ACCESS STATEMENT
09/07/2021	TQRQM2118919 3641778	-	LOCATION PLAN/ SITE PLAN
09/07/2021	P21-014-02-01- 001-P2	-	PROPOSED FLOOR PLAN
09/07/2021	P21-014-02-05- 003-P2	-	PROPOSED FRONT ELEVATION

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine

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entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Chloe Roberts

25 August 2021

Alan Kilroe
1 September 2021

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