

<u>APPLICATION NO:</u>	22/00218/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Weston House , North End Lane, Halewood		
<u>PROPOSAL:</u>	VARIATION OF CONDITION NUMBER 2 (APPROVED PLANS AND DOCUMENTS) OF PLANNING PERMISSION 20/00064/FUL TO ALLOW A CHANGE OF THE INTERNAL LAYOUT OF UNIT 06 TO CHANGE IT FROM A 3NO. BED TO A NO.4 BED PROPERTY.		

Site Description

This application relates to a site in North End Lane. The access is at the south eastern end of the North End Lane frontage. The site contains a number of agricultural buildings including a dilapidated stable block. There is an existing residential property (converted decades ago from a farm building) in use, and an extension to the barn is in residential use.

Proposal

Planning permission has been granted for the demolition of the stable block and the erection of a house together with the extension and conversion of four agricultural buildings to form dwellings together with installation of access and parking and associated works. This application seeks planning permission to change the proposed house to a four bedroomed house from a three bedroomed house and to provide an additional parking space for the dwelling. No increase in floor area or volume would occur, the additional bedroom would be achieved by internal configuration. There would be minor changes to the approved elevations such as a swap in position of bi-fold doors and the large ground floor window on the rear. The application originally included a change to windows from aluminium to UPVC but this has been omitted from the application, confirmed by email.

Consultations

Conservation & Design Officer - No objections.
Halewood Town Council - No comments received.

Representations

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice. No representations have been received.

Relevant Planning History

20/00064/FUL - ERECTION OF 1NO DWELLING AND THE CONVERSION OF 4NO AGRICULTURAL BUILDINGS TOGETHER WITH THE DEMOLITION OF 1NO OUTBUILDING TO FORM 6NO RESIDENTIAL DWELLINGS. Granted:16.10.2020

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
CS5 - Green Belt
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The principle of development has been established by way of planning application 20/00064/FUL which was assessed and granted planning permission subject to conditions. This current application seeks to amend that approved scheme. As such the considerations to assess regarding the application are the impact of the proposal on the approved scheme design together with the site and area. In addition, a further consideration is whether the proposal would have a greater impact on the Green Belt than the approved scheme, and if so is that impact acceptable.

Design and Visual Amenity Considerations

The proposal would not result in the house increasing in size, the additional bedroom would occur through changes to the internal configuration of the dwelling. On the north west elevation a window and glazed door have been switched around at ground floor level to opposite side of the house, and on the north east elevation at ground floor level a large window has been replaced with a glazed door. Due to the additional bedroom the parking area to the front of the house has been increased to accommodate three cars to accord with council parking standards. The application did propose windows to be changed from aluminium frames as approved to UPVC frames, however this element of the proposal has since been removed from the application. With the window frames to be aluminium, the proposal does not raise any Heritage concerns or issues.

The proposal is acceptable in terms of the changes proposed and would not have a material impact on the scheme visually. The proposal would not impact visually to any greater degree than the approved development. The application therefore complies with Policies CS2 and CS19 of the Core Strategy.

Highways

The parking has been increased to allow three parking spaces to the front of the house, which would accord with the Council parking standards for four bedroomed houses. All other aspects of the development relating to Highways concerns such as access and parking for the other units would remain as previously approved. The application therefore complies with Policies CS2 and CS7 of the Core Strategy.

Impact on the Green Belt

The proposal would not result in an increase in the size of the house and would increase the hardstanding of the house to provide one additional parking space. As such it is considered that the proposal would not result in a material impact on the Green Belt greater than the approved scheme. The proposal therefore complies with Policy CS5 of the Core Strategy.

Conclusion

The application as revised would have minimal impacts on the approved scheme for the site and would not have greater impact on the Green Belt. The proposal complies with planning policies and is therefore recommended for approval.

Recommendation

That Planning Permission 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) All works, including demolition works, shall only be carried out in accordance with the Code of Construction agreed pursuant to the discharge of Condition 3 of planning permission 20/00064/FUL.

Reason: To ensure the satisfactory development of the site in the interests of protecting the amenity of neighbouring occupiers and highway safety and

to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 3) No work for the construction of these developments, including demolition and deliveries to and from the site shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays.

In particular, no work should be carried out on Sundays or officially recognised public holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and save Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) The parking provision shown within the curtilage of each dwelling on the site plan hereby approved referenced Drwg Nos P-001 Rev A received 18 November 2022 shall be provided prior to first occupation of the dwelling to which it relates. The parking areas shall be hard surfaced and shall be made available for the intended use at all times thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 5) The visibility splays as shown on the approved site plan referenced Drawing Nos P-001 Rev A shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level prior to first occupation of any approved dwelling. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction of the site access and North End Lane is made and maintained, and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 6) Prior to first occupation of any unit details of covered secure cycle storage shall be submitted and approved by the Local Planning Authority, including location. The agreed cycle storage facility shall be installed in the agreed location within the curtilage of the appropriate dwelling prior to that dwelling being occupied and shall be retained for cycle storage / parking at all times. For the avoidance of doubt the cycle storage/parking shall be lockable and shall be appropriate for a Green Belt rural location.

Reason: To provide a secure cycle storage facility in the interests of sustainable travel and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 7) No dwelling shall be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All charge points shall be:

- a) A minimum of 7KW,
- b) at least Mode 3 or equivalent,
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome park/travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

- 8) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of the safety of residents and the environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 9) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority. Only soil which has been tested in compliance the agreed methodology shall be brought onto site.

Reason: To prevent contaminated soil being brought onto site in the interests of safety of residents and the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 10) The mitigation measures outlined within Section 6.0 of the Bat and Bird survey report submitted with planning application 20/00064/FUL shall be carried out in accordance with the details and implementation times and by the appropriate persons all as identified with Section 6.0 of said report.

Reason: To ensure suitable mitigation to habitat and species as a result of approved development and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 11) No development shall take place until the applicant has submitted to and agreed in writing with the local planning authority a report on the results of the archaeological strip, map and record site investigation.

Reason: To ensure any archaeological works are identified and record maintained, to comply with Paragraph 199 of the National Planning Policy Framework (2019) and Policy 20 of the Knowsley Local Plan adopted January 2016.

- 12) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Hard surfaced areas and materials.
- b) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- c) Existing plants / trees to be retained
- d) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.
- e) Details of bird boxes/shelters, to include number, type and location on an appropriately scaled plan as well as timing of installation.
- f) Boundary treatments including paddock gate and boundary treatment details.
- g) A timescale for implementation

For the removal of doubt the landscape scheme shall include replacement hedging along the front (eastern) boundary of the site with the replacement hedging being of appropriate native species.

For the avoidance of doubt garden boundaries visible from within the site, or from the paddock area, shall be brick wall not hedging (e.g. eastern gardens of units 1 and 2).

For the avoidance of doubt trees to be removed shall be replaced on a 2:1 basis with 14-16cm diameter native species identified within the landscape scheme.

The approved landscaping works shall be implemented and completed in accordance with the agreed timescale of implementation

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy,

adopted January 2016, and Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 13) Prior to first occupation of any unit a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include scale drawings, technical specifications, power source, and locations. The lighting scheme shall be designed, in addition to amenity and security provision, to protect ecology and should not result in excessive light spill onto important foraging and commuting habitat for bats. The scheme should refer to the Bat Conservation trust website. The agreed scheme shall be retained thereafter.

Reason: In the interests of security and amenity, to ensure that bat foraging and commuting routes are not unduly compromised and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 14) The location and depth of any cesspit or other means of foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The works shall only be implemented in accordance with the agreed details.

Reason: To enable the Local Planning Authority to consider potential impacts of the foul drainage on trees and hedgerows in the interests of tree/hedgerow protection and biodiversity and to comply with Policies CS2, CS8 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 15) Notwithstanding any description of materials in the application, no above ground construction works for the dwelling units approved shall take place until samples and full specification of wall and roof materials to be used externally on the units have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of existing buildings within the site. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/01/2023	EMAIL	-	EMAIL FROM AGENT CONFIRMING ALL WINDOWS WILL BE ALUMINIUM FRAMED.
18/11/2022	18021 P001	REV A	PROPOSED SITE PLAN AND LOCATION PLAN
18/11/2022	18021 P250	-	UNIT 6 PROPOSED ELEVATIONS AND SECTIONS

