

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00354/FUL
PLC

APPLICANT: Liverpool Community Homes

WARD AFFECTED: Northwood

DEVELOPMENT: VARIATION OF CONDITION NO. 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 15/00658/FUL (ERECTION OF 10 NO. DWELLINGS TOGETHER WITH CONSTRUCTION OF VEHICULAR ACCESS, ASSOCIATED CAR PARKING AND LANDSCAPING) TO ALLOW FOR CHANGES TO ELEVATIONS THAT INCLUDE THE INSTALLATION OF PHOTOVOLTAIC PANELS, VENTS FOR NEW AIR SOURCE HEAT PUMPS AND THE REQUIREMENT OF AN ADDITIONAL SUPPORT COLUMN

LOCATION OF SITE: Land To The Rear, 1 - 29 Kenbury Road, Northwood, Kirkby, Knowsley

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS3 - Housing Supply, Delivery and Distribution
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS22 - Sustainable and Low Carbon Development

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

H5 - Development within Primarily Residential Areas

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.

PLANNING HISTORY

Planning permission was granted at appeal for 10 dwellings at the site on the 13th December 2017 (15/00658/FUL – 3184813). The current application relates to this permission.

Previous applications have also been approved and refused at the site for housing.

TECHNICAL CONSULTATIONS:

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

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NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 41 neighbours and by site and press notices. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a variation of condition 2 (Approved Plans) of planning permission 15/00658/FUL (Erection of 10 no dwellings together with construction of vehicular access, associated car parking and landscaping) to allow for changes to elevations that include the installation of photovoltaic panels, vents for new air source heat pumps and the requirement of an additional support column.

The main issues are application compliance with the existing permission, the effect of the changes on the design of the building and residential amenity.

COMPLIANCE WITH PREVIOUS APPLICATION

The previous application was approved on the 13th December 2017 which means that the permission would normally have expired on the 13th December 2020. However, the government extended the deadline for permissions which were due to lapse between 19 August 2020 and 31 December 2020 to the 1st May 2021.

A site visit on the 24th June has confirmed that works have advanced significantly at the site with the outer structure of buildings being almost complete. The significant progress on site strongly suggests that on the balance of probabilities, works at the site had commenced before the 1st May 2021.

Several of the previous conditions (3 – 8) related to pre commencement conditions. Of these 4 and 6 have been discharged and 3,5,7 and 8 remain outstanding. These conditions are in relation to landscaping, lighting, surface water attenuation and a construction management plan. It is considered that these conditions do not go to the heart of the permission and are not fundamental to the permission, therefore, they are not considered conditions precedent that invalidate the original permission.

DESIGN

In relation to design, the installation of rooftop solar panels is consistent with the surrounding area as several properties along Kenbury Road also have rooftop solar panels. The change would not harm the design of the property. In relation to the vents and support columns, these are minor changes and would not adversely affect the design of the properties. Overall, the application is acceptable in design terms and complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

The scale of change proposed are minor and do not have a material impact on the amenity of neighbours or the future occupiers of the dwellings. Overall, the application complies with Core Strategy Policy CS19.

OTHER CONSIDERATIONS

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The application would ensure the use of renewable energy technologies such as solar panels and ground source heat pumps and would reduce reliance on electricity from non-renewable sources. The changes would improve the overall sustainability of the dwellings and would have a net environmental benefit. The application complies with Core Strategy Policy CS22 - Sustainable and Low Carbon Development.

CONCLUSION

The proposal is acceptable in design, would not harm the amenity of neighbouring properties and would result in an overall Environmental Benefit. The application complies with local planning policies and is 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.

Pre-occupation conditions

- 2) The landscaping works, previously approved, shall be implemented in accordance with the submitted details (459-02-002 – Rev A - 15/00658/DISCON) prior to the first occupation of any dwelling and retained thereafter.
- 3) The traffic speed reduction measures, previously approved, shall be implemented in accordance with the submitted details (2001-10-801 - 15/00658/DISCON) prior to the first occupation of any dwelling and retained thereafter.
- 4) No dwelling shall be occupied until a scheme for the provision of lighting to the access road and other communal areas has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in full accordance with the approved details prior to the occupation of any dwelling and shall be retained thereafter.
- 5) The refuse and recycling facilities previously approved, shall be implemented in accordance with the submitted details (459-09-002 A - 15/00658/DISCON) prior to the first occupation of any dwelling and retained thereafter.
- 6) No dwelling shall be occupied until a scheme for the attenuation of surface water run-off has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in full accordance with the approved details prior to the occupation of any dwelling and shall be retained thereafter.
- 7) The development shall be carried out in accordance with the material samples previously approved (Brickwork – Edenhall Leamington Wine, Roof Tile – Marley Modern Duo interlocking roof tile – Grey, Rainwater goods – Black UPVC Windows – Grey UPVC, (15/00658/DISCON) and shall be retained as such hereafter.
- 8) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small

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privately-owned areas or domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the first occupation of any of the dwellings hereby permitted. The landscape management shall be carried out in accordance with the approved plan.

- 9) No dwelling shall be occupied until the access road, turning area and parking spaces have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the approved plans. These areas shall be retained to provide access, turning and parking without obstruction thereafter.
- 10) Details of the long-term maintenance arrangements for the vehicular access road and manoeuvring areas which will not be adopted shall be submitted to, and approved in writing by, the local planning authority prior to the first occupation of any of the dwellings hereby permitted. Maintenance shall be carried out in accordance with the approved arrangements.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/11/2020	LP	A	Location Plan
24/04/2021	-	-	Cover Letter
24/04/2021	459-05-100	G	Proposed Elevations – Block B
24/04/2021	459-05-001	G	Proposed Elevations – Block A
24/04/2021	459-02-001	F	Proposed Site Plan with Levels
16/11/2015	-	-	Sustainable Drainage Report
24.04.2021	-	-	Design and Access Statement

Informatives

N/A

Andrew Hunt

27 July 2021

Alan Kilroe
27 July 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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