

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00520/FUL

APPLICANT: Mr O'Connell

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF 6 NO. BED HOUSE IN MULTIPLE OCCUPATION (HMO)

LOCATION OF SITE: 91 Warrington Road, Prescott, L34 5ST

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

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

H5 - Development within Primarily Residential Areas

H7 - Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOs)

ARTICLE 35

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.

PLANNING HISTORY

A previous planning application for the construction of vehicular access was approved at the property (96/00332/APP – approved 05/08/1996).

TECHNICAL CONSULTATIONS:

Environmental Health - No objection subject to a condition in relation to contaminated land and construction hours.

Highway Authority – No Highway Objection Subject to Conditions in relation to closure of existing access and cycle parking. • Previous concerns raised over the safety of vehicle access have now been addressed, with the existing access to be removed • The significant TRO's (Double Yellow Lines) which

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are in place on all surrounding roads to the development site ease any concerns the highway authority may have had regarding on street parking

Merseyside Fire and Rescue – No Objection subject to informatives in relation to fire fighting.

Prescot Town Council - Prescot Town Council object to the planning application on the grounds of highway safety and in particular:- Concerns of highway and public safety with vehicles accessing the property as it is at the junction of busy traffic lights. Concerns of the effect on historical features and conservation issues. Concerns that on the plans the grassed areas look a lot bigger than the dimensions of the property itself.

United Utilities – No objection - The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Request an informative in relation to United Utilities assets.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 14 neighbours. Four objections have been received consisting of the following main points:

- We do not need more HMO's on this road charging unfair rent prices*.
- Unsafe vehicle access onto Warrington road*.
- Object to this dwelling being built. The extension will lead to Loss of light.
- The 6 new flats and the additional bin storage in the rear yard will only aggravate the existing pest / rodent issue which is a serious environmental and health concern for me and my children.

**Not material planning considerations given the amendments to remove access and the fact that rent levels are not a material planning consideration.*

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the rection of 6 no bed house in multiple occupation (HMO)*.

**Amended Plans were received on the application; to involve the removal of existing car parking at the site. The changes merely involve the removal and not the addition of new elements, therefore no re – consultation was required with neighbours.*

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area. Therefore, the proposal is acceptable in principle and consistent with UDP Policy H7.

STREET SCENE

The proposal would join and extend the existing building at 91 and would form an end terrace unit. Its design would match that of the other dwellings with similar architectural details and the unit would be of similar width to 91. The proposal would result in a slight visual improvement to the street scene as the existing paved area would be reduced and a grassed area would be provided.

Therefore, it is considered that the development complies with Core Strategy Policy CS21.

RESIDENTIAL AMENITY

Existing Residents

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91 Warrington Road

In relation to 91 Warrington Road. There are windows at the front and rear of the premises which allow sufficient light and outlook for existing occupiers of the building. An additional window has been installed at the rear of the ground floor to compensate for the loss of two ground floor side windows. As a result, overall the proposal would not harm the amenity of the existing residents of 91.

93 Warrington Road

In relation to 93 Warrington Road, there are no main habitable room windows on the side of 93 that would be affected by the proposed changes. In addition the dwelling would not project significantly beyond 93 at the rear. As a result, overall the proposal would not harm the amenity of 93.

Other Neighbouring Properties

It is considered that other neighbours would be less affected and therefore, there would be no material harm to their amenity.

Overall, it is considered that there will not be harm to existing dwellings from the proposal. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

Future Occupiers

Private Amenity Space

The dwellings would have sufficient amenity space and the individual bedrooms would provide acceptable level of light and outlook. All habitable room would be served by windows, apart from bed 5 which would be served by a rooflight. Overall, it is considered that the development would ensure an acceptable standard of living for future occupiers. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

HIGHWAYS

The current dwelling of 91 has existing parking spaces at the property. Originally additional parking spaces were proposed, however the application has been amended and it is proposed to remove all parking spaces from the site. The removal of existing parking space will be a benefit in highways terms and will avoid vehicles reversing onto the main road close to the roundabout and junction.

NPPF para 109 states that a development should only be refused on highways grounds if “*there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.

There are excellent public transport link nearby including the presence of a bus stop nearby on the corner with St James road and Prescott Train Station to the south. In addition, the nature of the use as a HMO is likely to attract residents who are less likely to own a car than the general population. Therefore, given the above site specific factors, it is considered that parking provision is not required at the property. This is supported by the views of the council's highways department who have no objection to the proposal.

Overall, the development would not cause harm to highway safety and complies with Core Strategy Policy CS7.

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OTHER MATTERS

In relation to the presence of rats at the site. This can be addressed through pest control measures and does not prevent the development of the site.

In relation to rent practices and the price of renting, this is not a material planning consideration that could be taken into account in the current application.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to living conditions or highways safety. 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 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) 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.

- 3) Landscaping

No development shall take place above slab level until full details of landscaping works for the proposed front garden have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a) planting plans,
- b) specifications and schedules,
- c) planting size,
- d) species and numbers/densities,
- e) trees to be retained
- f) and a scheme for the timing / phasing of work.

The approved landscaping works shall be implemented and completed prior to the occupation of any units.

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.

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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 Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4) Closure of Existing Access

No development above slab level shall take place until a scheme to permanently close off the existing vehicular access to Warrington Road has been submitted to and agreed in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use

Reason: To limit the number of access points to, and maintain proper construction of the highway, in the interests of road safety and to comply with Policy CS19 of the Core Strategy, adopted January 2016

5) Materials

No development shall take place above slab level until details of materials have been submitted to and approved by the local planning authority. The building shall be constructed in accordance with the approved materials and retained as such hereafter.

Reason: In order to ensure appropriate materials for the scheme.

6) Provision of Cycle Parking

The proposed development shall not be brought into use until precise scheme details of the proposed cycle storage highlighted on Drawing (20)A004 (Dated 14/10/2021) have been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved plans before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

7) Contamination

In the event of any contamination being found at the site the applicant/developer shall contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable.

If 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.

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If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

Reason: To safeguard Human Health and to prevent contamination in accordance with Core Strategy Policy CS19.

8) Construction Hours

No construction work, 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;

08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Informatives

1) Merseyside Fire and Rescue – See Cover Letter

Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.

☐ Water supplies for fire fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Housing

☐ Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

* The premises should comply with Section 55 of the County of Merseyside Act 1980

2) Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

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We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

3) Water Supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

4) United Utilities' property, assets and infrastructure

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities' assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/10/2021	(20) A004	A	Proposed Site Plan and Floor Plans
15/10/2021	(20)A006	-	Existing and Proposed Street Wall Elevations
28/07/2021	-	-	Design and Access Statement
27/07/2021	(90)A002	-	Site Plan 1/200
27/07/2021	(20)A005	-	Proposed Street and Side Elevations
27/07/2021	(90)A001	-	Location Plan

Andrew Hunt

02 November 2021

Alan Kilroe

2 November 2021

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