

<u>APPLICATION NO:</u>	22/00403/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	22 Huyton Church Road, Huyton, Knowsley, L36 5SJ		
<u>PROPOSAL:</u>	DEMOLITION AND REPLACEMENT OF EXISTING BOUNDARY WALL WITH 2M HIGH RECLAIMED BRICK WALL WITH CAST IRON RAILING TOPPER		

Site Description

The application site is a large detached dwelling in a residential area near the end of Huyton Church Road. The site is within the Victoria Road and Huyton Church Road Conservation Area.

Proposal

The proposal is for the demolition and replacement of existing boundary wall with 2m high reclaimed brick wall with cast iron railing topper.

Consultations

Arboricultural Officer – Request an updated Method Statement as the current version is from 2015.

Cadent Gas – No objection subject to informative.

Representations

This application has been publicised by letters sent to 14 neighbours. Two representations in support of the application have been received consisting of the following main points.

- We welcome the proposed changes to the wall which is currently an eyesore.
- It will provide a safe boundary.
- The new wall is more appropriate for a Conservation Area.

Planning History

Previous applications have been approved at the site including for the retention of 1 dwelling (18/00396/FUL - approved 18.12.2018).

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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ5 - Development in Conservation Areas

Article 35 Statement

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.

Assessment

IMPACT ON VICTORIA ROAD AND HUYTON CHURCH ROAD CONSERVATION AREA

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including

Conservation Areas.

Huyton Church/Victoria Road Conservation Area largely retains its character as a late Victorian/Early 20C suburban development. Huyton Park, as the area was known, was laid out from the 1860s on former enclosed agricultural fields, the boundaries of which helped define the pattern of streets and plots. Huyton Park was slow to develop, some plots not being developed for several decades. The mature trees and regular development pattern of the Victorian estate remains clearly apparent. Development which came later is less in tune with the original Victorian ambition for the area, with properties being more diminutively proportioned, and of lesser status.

The existing wall is in a poor state of repair and is considered to detract from the overall appearance of the Conservation Area. The replacement wall would consist of brick pillars and iron railings. It is considered that if anything, the replacement wall would be an improvement over the existing situation. The wall would not materially affect the Conservation Area in a negative way. A condition will be imposed to ensure the wall is of red/brown tone and laid in Flemish or English Garden Wall bond. A condition will also be attached to ensure the iron railings are painted black like the surrounding properties. These conditions will ensure that the proposal preserves and enhances the Conservation Area.

Overall, the application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties/premises.

TREES

In relation to the impact on trees, the arboricultural officer has requested an updated Method Statement. However, a method statement has been submitted with the application. Whilst it is 7 years old, the tree protection measures proposed within it are considered to be still relevant and would ensure that the trees are protected during construction.

CONCLUSION

The proposal is acceptable in principle and would not harm trees, the amenity of neighbouring properties or the Prescot Town Centre Conservation Area. 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 following approved plans and documents :-

- a. Proposed Site Plan and Street Scene – PL_02 – Rev C - (received 29/09/2022).
- b. Heritage and Design Statement - (received 21/09/2022).
- c. Arboricultural Method Statement - (received 02/07/2022)

Reason: For the avoidance of doubt.

3) Materials

The development must consist of the following materials.

- a. The bricks shall be of a red/brown tone and laid in Flemish or English Garden Wall bond.
- b. The Iron railings shall be painted black.

Reason: In order to preserve and enhance the appearance of the Conservation Area.

4) Tree Protection

Prior to any works to the wall, the tree protection measures outlined in the Arboricultural Method Statement shall be in place. These measures shall be retained until the works are completed.

Reason: In order to avoid harm to the existing trees.

<u>Signed Case Officer:</u>	Andrew Hunt
<u>Signed Authorising Officer:</u>	Alan Kilroe
<u>Date:</u>	12/12/22

Informatives

1 Cadent Gas – See Letter

Appendix 1 – Site Photographs

