

<u>APPLICATION NO:</u>	24/00628/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Green Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION TO DWELLING AND CHANGE OF USE (USE CLASS C3) TO CHILDREN'S HOME FOR A MAXIMUM OF 2NO CHILDREN (USE CLASS C2)		

Site Description

The application site consists of an end terraced 3 bedroomed house and associated garden area on Green Way. The house is rendered and situated at the end of a terrace of 4 houses, with a wide mostly hard surfaced garden at the front and side. There is a single storey outrigger comprising a bathroom on the rear of the house, which appears to have been erected under permitted development rights. The area is primarily residential and characterised by terraced housing. There is open space between 7 Green Way, the application property, and 31 Green Way.

Proposal

The proposal is for the erection of a two-storey extension to the side of the house. The extension would be set back at first floor level at the front of the extension. The extension would have a width of 3.35m, with a ground floor depth of 7m, the depth of the original house, and a first-floor depth of 6.55m. The extension would have a hipped roof ridged into the hipped roof of the existing house, with a ridge height approximately 0.2m lower than the main ridge. The projecting part of the ground floor part of the extension would have a sloping roof.

The extension would comprise a lounge and dining room to the ground floor with two bedrooms and landing extension above.

It is also proposed to change the use of the extended property from dwelling (Use Class C3) to a Children's Home (Use Class C2) for a maximum of 2 children. The proposal would consist of 2 staff looking after the children based on a 2 days on 4 days off rota, so that the carers would be at the premises for 2 days at a time with shift handovers at 08.00 hours on the allotted days. A manager would attend the property during weekday office hours (unless needed to attend other times due to an emergency). Carers would have an individual bedroom for sleeping.

The children who will live in the home are likely to have emotional, behavioural difficulties and trauma, subsequently this could impact on their mental health in which case therapy sessions will be agreed and implemented as part of their plan. However, children who require significant intervention to support their mental health would be unlikely to reside at the property as the property will not be a specialist mental health facility. It is anticipated that due to the children's likely circumstances, experiences, and development, some may have additional educational needs which would be supported and agreed by relevant agencies and implemented into their plan. A tutor to educate at the home as a temporary measure in the interim of a more

substantial placement being identified/agreed may be required initially at first placement of a child. In the early stages of placement, a multi-agency presence is crucial to develop the best possible plan for the young person; however not all visits will be for the child and may just involve the manager as to implant and agree such plans.

Consultations

NA

Representations

This application has been publicised by letters sent to 9 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

24/00475/FUL - ERECTION OF A TWO STOREY SIDE EXTENSION. Granted: 05.11.2024.

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

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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

The proposed two storey side extension is the same as that previously approved (24/00475/FUL) and as such that part of the proposal has been considered and assessed recently and is acceptable.

Change of Use of Extended Property to a Children's Home

Principle of Development

The application site is situated within a Primary Residential Area. The development of the site for C2 use is therefore acceptable in principle.

The proposal would be a material change of use of the extended dwelling due to the presence of a manager who and planning permission is required for this reason, and that the extension has not been erected and a certificate for lawful use cannot be granted with regards the use of a property that is as yet does not exist (i.e. the extended property).

Amenity Considerations

The proposal would remain in residential use albeit a C2 use and there would likely be negligible impact on the surrounding neighbours.

The proposal would not significantly harm the amenity of neighbouring properties in relation to noise and disturbance. There is no evidence that noise and disturbances would be significantly above that of a typical residential dwelling, in so far as there would be a maximum of 2 children and 2 carers (other than shift handover times every 2nd day) together with 1 manager during weekday office hours. Whilst the children may have emotional, behavioural difficulties and trauma there would only be 2 children and there would always be carers present to look after the children.

Multi-agency attendees to the property may occur particularly during first placement, although not all visits will be for the child and may just involve the manager. Private tutoring may be required initially until longer term placements are identified/agreed. However, it is considered that the visits of professionals will not cause significant disturbance, and most will be during the day. Any private tutor would be for an interim period and would not cause disturbance to neighbours or the area.

It is considered that the use of the extended property as a children's home for no more than 2 children with emotional or behavioural difficulties with 2 carers present on 48 hour shift patterns, plus a manager would not significantly impact detrimentally on the amenities of neighbours or the area in general. The visits of multi-agency staff and if necessary, a tutor would take place largely during the day and would not be detrimental to the amenities of the area.

If planning permission is granted conditions are recommended to limit the maximum

number of children to 2, to ensure that the home is operated in accordance with the application. On balance and subject to these conditions, it is considered that the proposal would not cause unreasonable harm to amenity and, therefore, complies with Policy CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP.

Design Considerations

The design of the extension has previously been assessed by virtue of planning permission 24/00475/FUL and the proposed extension is the same as that previously approved scheme. The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

NPPF para 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

In relation to highway safety, there would only be 3 staff at the property except for shift handovers. The front side garden of the property is wide and hard surfaced with sufficient space for the parking of 3 or more vehicles. There are no on-street parking issues in the area. As such it is considered that the parking is sufficient for the proposal and persons attending the premises and there would not be unacceptable impacts on highway safety or the road network. The proposal complies with Policy CS2 of the Core Strategy and Saved Policy H5 of the UDP.

BNG

The area on which the extension would be site is nearly all hard standing, with a small area (less than 25sq. m) being of a planted nature. As such, due to the de minimis nature of the planted area the proposal is exempt from BNG.

Conclusion

The proposed extension is acceptable and has previously been approved by virtue of planning permission 24/00475/FUL. The proposed use would be acceptable in principle and in relation to amenity 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) Notwithstanding any submitted details 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. For the avoidance of doubt the external walls shall be rendered to match the existing house.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) The number of children residing at the property shall not exceed 2.

Reason: To assess any potential increase in the numbers of children with regard amenity impacts on residents and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26.11.2024	003		LOCATION PLAN AND BLOCK PLAN
29/01/2025	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
02.04.2025	EMAIL		STAFFING AND OTHER DETAILS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 08/05/2025

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

