

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00353/FUL

APPLICANT: Mr David Moore

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF 1 NO. BUNGALOW

LOCATION OF SITE: Land Adjacent To 115 Hollies Road, Halewood, L26 0TG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary 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
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk

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

H5 - Development within Primarily Residential Areas
DQ4 - Trees and Development
ENV5 - Contaminated Land

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

A previous application for 1 bungalow was approved at the site (15/00743/FUL – approved 5/1/2016).

TECHNICAL CONSULTATIONS:

Cadent Gas – No objection subject to informative.

Environmental Health – No objection subject to conditions in relation to reporting of unexpected contamination, importation of soil/material and construction hours.

Highway Authority – No objection subject to a condition to secure parking implementation and an informative.

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Merseyside Fire and Rescue Service – No objection subject to informatives in relation to fire fighting regulations.

United Utilities – Recommend the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above. It is the applicant's responsibility to check to ensure that no water infrastructure assets are affected by the development.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of 1 Bungalow*.

**The application has been amended to reduce the height of the roof from 4.7 to 3.7 metres. As this merely involved a reduction in roof height, no neighbour re-notification was required.*

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area where housing development is acceptable in principle. Therefore, the development is considered acceptable in principle.

STREET SCENE

The site is currently overgrown and derelict and has a poor and run down appearance from the street scene. The application is for a relatively small single storey bungalow. The dwelling would be smaller and subordinate to the surrounding properties and would fit in with the wider street scene. Overall, it is considered that there will not be harm to the streetscene from the proposal. Therefore, it is considered that the development complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Existing Residents

In relation to the surrounding properties. The proposal would not cause significant harm in the form of loss of light or outlook due to its single storey nature. The maximum height would be 3.7 metres (reduced from 4.7 metres originally), sloping down to 2.8 metres, with an eaves height of 2.5 metres. The overall scale of the building is significantly less than the previous approval (15/00743/FUL), resulting in less impact on residential amenity. The height and scale of the building is similar to an outbuilding which can be erected under permitted development rights. There would not be any impact on main habitable room windows of the neighbouring properties. Due to the constrained nature of the site, it is necessary to restrict permitted development rights at the site for extensions to prevent over development.

Overall, the application would not harm residential amenity and is consistent with Core Strategy Policy CS19.

Future Occupiers

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Light and Outlook

The proposed layout of the dwelling would provide sufficient light and outlook for future occupiers of the dwelling with all main habitable rooms having large windows.

Private Amenity Space

The dwelling would have an extensive enclosed private amenity area at the front of around 90sqm. The garden is considered to provide an acceptable level of amenity space. Overall, the application would comply with Core Strategy policy CS19.

HIGHWAYS

The dwelling would consist of a 2-bed bungalow and would provide 2 parking spaces on site. This complies with relevant parking standards. Given the small scale of the scheme, it is considered that the development would not lead to adverse impacts on highway safety. This is supported by the council's highways department who have no objection to the scheme. It is considered that electric vehicle charging points could be secured by a condition. Overall, the development complies with Core Strategy Policy CS7.

OTHER MATTERS

It is considered that matters such as contamination can be appropriately dealt with via conditions. As the scheme is not a major development there is no requirement for sustainable drainage.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to living conditions, highways, or contamination. 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) Electric Vehicle Charging Points

The dwelling shall not be occupied until a single outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided for the dwelling.

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The chargepoint shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent, and
- c) 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 in any home welcome pack.

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.

4) Full Fibre Broadband

No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 112.

5) Parking Implementation

The development shall not be brought into use until the areas indicated on the approved drawings be set aside for parking and vehicular manoeuvring have been surfaced, drained and permanently marked out or demarcated in accordance with details and specifications to be submitted to and approved in writing by the Local Planning Authority. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

6) Contamination

Should contamination be encountered on the site 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: To prevent contamination in the interests of human health in accordance with Core Strategy policy CS19 and Policy ENV5 of the Unitary Development Plan.

7) Importation of Soil/Material

No topsoil 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.

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Reason: To prevent contamination and to protect human health in accordance with Core Strategy Policy CS19.

8) Permitted Development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no extensions, additions to the roof, porches, or outbuildings (Schedule 2 Part 1 - Class A, B, D and E), shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of neighbouring residents and to prevent over development of the site.

9) 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.

10) Materials

Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building 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. 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, and the National Planning Policy Framework.

11) Gates

Prior to the installation of the gates indicated on the submitted layout precise details of their location, design, materials and colour finish shall be submitted to and approved in writing by the Local Planning Authority. The gates shall thereby be installed in accordance with the approved details and retained as such thereafter.

Reason ; In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

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1) Highways Works

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Prior to the commencement of any works, please contact Knowsley.highways@tarmac.com to discuss the matter further.

2) United Utilities' Property, Assets and Infrastructure

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.

3) Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

4) Merseyside Fire and Rescue

- ☐ 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 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

5) Reporting of Unexpected Contamination

Based on the information available we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/09/2022	ph3_021_006_103	Rev B	Proposed Plans and Elevations
10/06/2022	ph3_021_006_002	-	Location plan and existing plans
17/06/2022	-	-	Design and access Statement

Andrew Hunt

16 September 2022

Signed by

Mark Quinn

04/10/22

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PS/DC/OP04/05

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003

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23/9/02

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