

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00162/FUL

APPLICANT: Miss Paula Dunn

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF A LOG CABIN OUTBUILDING FOR USE AS BEAUTY SALON WITHIN CURTILAGE OF EXISTING DWELLINGHOUSE

LOCATION OF SITE: 6 Bede Close, Tower Hill, Kirkby, L33 4EN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

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

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

N/A

TECHNICAL CONSULTATIONS:

Environmental Health – No Objection.

Highways – No objection - Overall, whilst the proposed business use would generate additional trips and possibly create the occasional need for a vehicle to park on the nearby highway. This impact on the highway cannot be considered to be severe, therefore highways will not be objecting to this application.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. 1 representation in support of the application was received consisting of the following:

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

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- I have no problem at all with Paula putting up a cabin and using it as a salon.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a log cabin outbuilding for use as beauty salon within curtilage of the existing dwellinghouse.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application would also comply overall with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The use of a sloping roof is considered to be appropriate. The scale of the building would be proportionate to the long rear garden and the existing dwelling. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties. The height of the proposed building would be less than 2.5 metres and is located away from the neighbouring properties, therefore there would be no harm to the living conditions of neighbours by way of dominance or overshadowing.

The application proposes a business operating from the rear of the property, however, it would be limited to 5 clients per day and only the homeowner would work from the building. Based upon this arrangement it is not considered that there would be excessive comings and goings that would have an unacceptable impact on amenity. This view is supported by the council's Environmental Health department who have no objection to the development.

HIGHWAYS

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"*.

The development would result in some additional traffic to the dwelling. However, the scale of additional traffic would be modest as only the applicant would be employed and it is anticipated that there would only be around 4 - 5 clients per day. This level of traffic would not cause a severe impact on the road network.

Overall, the proposal would not cause significant harm to highway safety. This view is supported by the council's highways department who have no objection to the proposal.

CONCLUSION

The proposal is acceptable in design, and would not harm the amenity of neighbouring properties or highways safety. The application complies with local planning policies and is recommended for approval.

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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) The outbuilding shall be used wholly in conjunction with, and ancillary to, the use of 6 Bede Close as a single dwelling-house and shall not be used as a separate independent dwelling or a separate business. For the avoidance of doubt, there shall be no employees other than an occupant of 6 Bede Close

Reason: To ensure that the proposed development is appropriate in a residential area and does not affect the amenities of neighbouring properties in accordance with Policies CS2, CS7 and CS19 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
02/07/2021	002	-	Proposed Site Plan
12/05/2021	001	-	Location Plan
12/05/2021	-	-	Supporting Statement
05/07/2021	-	-	Log Cabin Proposed Elevations

Informatives

N/A

Andrew Hunt

5 July 2021

Alan Kilroe

6 July 2021

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

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