

<u>APPLICATION NO:</u>	23/00130/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	Victoria Gardens , Victoria Road, Huyton		
<u>PROPOSAL:</u>	INSTALLATION OF METAL RAILINGS INCLUDING BRICK PILLARS TO EXISTING FRONT BOUNDARY WALL		

Site Description

The application site comprises of two Victorian Villas which have been significantly extended to the side and rear and linked together. The front of the site is defined by a low wall and mature/semi-mature trees behind which there is a tarmacked area providing car parking and separate access and egress points.

The site is within Huyton Hey Road / Victoria Road Conservation Area, which largely retains its character of late Victorian / early 20th century suburban development. Residential properties are to either side of the site, and to the rear are properties fronting Huyton Church Road. Opposite are residential properties and the United Reform Church site.

The site is in use as a rehabilitation facility for those in need of mental health care. The facility supports residents who are suffering with mental health issues such as anxiety, depression, emotional distress, and personality disorders.

Proposal

The proposal is to install metal railing to the existing front boundary wall and to install brick pillars with coping. The height of the wall and railings, together with the brick piers, would be 1.2m high.

Consultations

Conservation & Design Officer - No objections subject to conditions including railings details/specifications.

Representations

This application has been publicised by letters sent to 13 neighbours. It has also been advertised by Site Notice and a Press Notice.

There has been one letter of support, no reasons were given.

Planning History

K/APP/11425 – Change of use of existing buildings with alterations to form nursing home – Approved April 1989

K/APP/15163- Ground floor laundry room to side. - Approved September 1993

APP/95/00331 – Erection of lower ground floor extensions –Approved
August 1995

APP/95/00684 – Retention of single storey extension –Approved February
1996

04/00025/CON – Demolition of extensions to existing buildings to rear and
sides. - Approved June 2004

04/00028/FUL – Alterations to and erection of extension to form 64 bed
nursing home and 10 close care flats. - Approved May 2004

07/00195/CON – Demolition of existing extensions to rear/side. - Approved
May 2007.

07/00194/FUL - Demolition of existing extensions, erection of two storey
extensions to front, sides and rear and 2 no. lift blocks to roof level,
together with provision of car parking to provide a healthcare establishment
for residential accommodation with personal care and rehabilitation for
persons with physical and/or mental health needs. Appeal decision:
allowed December 2008.

07/00195/CON – Demolition of extensions to the sides and rear. Approved
May 2007.

09/00602/CON – Demolition of extensions to existing buildings to rear and
sides. Approved February 2010.

16/00175/FUL – Partial demolition of existing residential care home (two
storey extension and associated development granted under application
07/00194/FUL). Approved July 2016.

20/00135/FUL – Retention of patio area together with the erection of
storage shed to rear and extension of existing patio area. Approved June
2020.

21/00775/FUL – Retention of timber windows with anti-tamper mesh together with
retention of external air conditioning condenser unit and proposed installation of 2.4m
high paladin fencing within the curtilage of the property. Approved November 2022.

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

DQ5 - Development in Conservation Areas

Article 35 Statement

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.

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 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 proposal, as amended would retain a low-level front boundary which is in keeping with the historic aspect of the application site and the conservation area. Provided that the railings are of suitable specifications and the piers are of matching brick (or similar) the proposal would maintain the character and appearance of the conservation area. As such the application complies with Policies Cs2, CS19 and CS20 of the Core Strategy and Saved Policies H5 and DQ5 of the UDP.

Residential Amenity

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

therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Highways Considerations

With the low-level nature of the boundary treatment as proposed, and that railings would be attached to the top of the wall which can be viewed through, the proposal would not be harmful to highways safety. The application therefore complies with Policy CS2 of the Core Strategy and Saved Policy H5 of the UDP.

Conclusion

The proposal as amended would maintain the character and appearance of the conservation area and the area in general. The proposal would not harm the residential amenity of neighbouring properties or the wider area and would not be harmful to highway safety. The application complies with planning policies and is therefore recommended for approval with conditions.

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 railings hereby permitted to be attached to the existing wall and the brick piers hereby permitted, as shown on the Principal Elevation drawing 102.P3, shall not exceed 1.2m in height measured from ground level of the adjoining pavement/public highway.

Reason: For the avoidance of doubt, to maintain the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy and Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

4. The bricks to be used in the construction of the brick piers hereby permitted shall match those of the existing front boundary brick wall.

Reason: In the interests of visual amenity and to maintain the appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy and Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. Notwithstanding submitted details the design and specifications of the railings hereby permitted shall be installed only in accordance with details previously agreed in writing with the Local Planning authority. The details to be agreed shall

include a scale drawing of the railings, materials specifications, and RAL/BS colour details. The agreed railings shall be powder coated the agreed colour prior to installation. In addition, details of the coping stone to be used on the brick piers shall be agreed in writing prior to the coping stones being installed, and only the agreed coping stone shall be implemented.

Reason: In the interests of visual amenity and to maintain the appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy and Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/03/2023	000	-	LOCATION PLAN
07/03/2023	101	-	PROPOSED SITE PLAN
27/06/2023	102 P3	-	PROPOSED PRINCIPLE ELEVATION AND SECTION

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **13 July 2023**

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

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