

<u>APPLICATION NO:</u>	23/02767/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michaels	<u>PARISH:</u>	
<u>LOCATION:</u>	19 The Avenue, Huyton, Knowsley, L36 7SD		
<u>PROPOSAL:</u>	ERECTION OF 1NO. DETACHED DWELLING		

Site Description

The application site relates to land within the garden curtilage of no. 19 The Avenue, Huyton. The character and appearance of the street scene is relatively uniform in terms of the established building line which leads to the end of the cul-de-sac where the residential properties follow the curvature of the turning circle.

All the properties located within The Avenue are semi detached dwellings with terraced dwellings located at its entrance off Alt Road. The properties found within the street scene are similar in appearance in terms of features which include bay windows, and a mix of render and brick facing properties. All of the properties located on the street scene accommodate a hip roof.

No. 19 is set at an angle within the street scene and benefits from a single storey extension at its gable end comprising of a garage. It benefits from a large irregular shaped garden which is typical of properties located in similar positions. The neighbouring property at no. 20 has been extended in the form of a two storey side extension together with a single storey conservatory located at the rear. The gable end of this property includes 1no. door and 1no. window at ground floor level serving the open plan kitchen and dining area and 1no. window at first floor level serving the master bedroom.

The application site comprises of grassed area which is contained by close boarded timber fencing. To the east of the common law boundary is St Michaels Conservation Area. A number of mature trees are found along the south eastern boundary outside the applicant's control. This group of trees are protected by a Tree Preservation Order.

Proposal

The application proposals seek permission for the erection of 1no. detached residential property within the garden curtilage of no. 19.

The proposed dwelling is a 2 storey detached property and would occupy an L shape arrangement. The property would span a width of 4.7m at the front extending to 7.7m width at the rear. In terms of depth the ground floor would measure 11.17m in depth whereas the first floor would measure 8.33m at its longest distance.

The property would include a hip roof measuring 5.17m at the eaves and 7.68m at its highest point. The property would include 6no. windows at the front elevation, together with 1no. door. The rear elevation would include 3no. windows together with 1no. bifolding doors. The single storey rear aspect would measure 2.22m at the eaves and 3.64m at its highest point and include 4no. equally spaced velux windows.

The property would include a w/c, living room and open plan kitchen and dining area at ground floor level. To the first floor, 3no. bedrooms together with 1no. en-suite and 1no. family bathroom is proposed.

A total of 2no. parking spaces would be provided in a linear arrangement.

Consultations

Highways Authority – Objection raised due to previous planning condition associated with no. 19 The Avenue being unimplementable.

Merseyside Fire and Rescue – No objection. Request informative to be added.

Environmental Health – No objection in principle subject to condition relating to construction hours, construction management plan and watching brief concerning contaminated land.

United Utilities – Request a detailed drainage plan prior to determination of this application and informative to be added to decision notice. However, a pre-commencement condition was provided within United Utility's response.

Conservation and Design Officer – No response received.

Merseyside Environmental Advisory Service – No response received.

Tree Officer – No response received.

Representations

This application has been publicised by letters sent to 11 neighbours and displayed via site notice. A total of 3no. letters of objection have been received. The objections raise the following concerns:

- The access road is very busy and parking is difficult. A permit scheme is in use but does not work well.
- Access by Alt Road often blocked for emergency vehicles and bin wagons. The additional house would make this work.
- The plan does not accurately show the objectors property. They raise concerns that the kitchen window and bedroom look directly to the proposed property. The objector will be able to overlook the proposed drive, into the front door, bedroom, living room and downstairs toilet. In turn, they will be able to look into the objector's kitchen, bedroom and garden. The property will be completely overlooking their home and garden and will be overbearing.
- The proposed property will significantly reduce sun and daylight particularly in the morning.
- There will be a major impact on wildlife as several trees on the adjacent property will have to be removed.
- The impact on the road will be significant and unbearable throughout the building work. Limited parking is on the road and will result in disruption to residents for an extended period of time.
- Access to the proposed property is against the boundary fence. This will congest parking in the cul-de-sac.
- No side elevation facing gable end which overlooks our property. It includes a window which is overbearing to our pre-existing property and outside space.
- The application says no trees or hedges are on the land or adjacent land this

is not correct. Hedges are located to the front of the current no. 19 property and will need to be removed. In addition, there is a tree to the rear of no. 19 which overhangs into the garden space where the property would sit. These trees are subject to a Tree Preservation Order.

- There will be disruption and noise during the building process which will be significant and lengthy. The builders and contractors will be up and down the side of our property and overbearing into our space and reducing our privacy.
- The property is not in keeping with those in the street which are all semi-detached properties with large gardens. The 3 bed detached property is of a different look to current houses and a small garden.
- The proposed property will remove our current view from our kitchen, bedroom, conservatory and garden. The view of the cricket ground will be removed by the proposed build and overbearing to our personal space and that of the adjacent connected neighbour's garden.
- The design of The Avenue is of a cul-de-sac, access to our house would be severely hampered due to building work but the increase of traffic in a confined space.
- Our house is surrounded by trees which have a conservation order on them. If this application is allowed it would cause extra shading and loss of daylight.
- The two storey building would result in our rear garden overlooked causing a loss of privacy.
- Overdevelopment in the area and out of character for the area, The Avenue is in a conservation area.
- Detrimental effect on the environment.

The Local Planning Authority recognise the concerns raised by residents. However, the Local Planning Authority can only consider relevant planning matters as part of the consideration of the development proposals submitted. The concerns raised relating to the construction and impact of highways associated with construction period is not considered to be relevant to the consideration of this application given that it would be for a relatively short period of time and not for the lifetime of the development. Notwithstanding this, the concerns relating to residential amenity, highways and design will be considered in the officer's appraisal below.

Planning History

Ref: 22/00605/FUL – Erection of two storey side extension and single storey front extension. Granted 3rd March 2023.

Ref: 17/00234/FUL – Erection of single storey extension to side of existing dwelling. Granted 18th May 2017.

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 – adopted 2016

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 – Managing the Borough’s Historic Environment

Knowsley Unitary Development Plan – Saved Policies 2006

H5 – Primarily Residential Areas

DQ4 – Trees and Development

DQ5 – Development in Conservation Areas

Policy CS2 sets out the local principles which underpin new development in Knowsley. Principle 1 seeks to meet needs for new housing. Principle 3 seeks to reduce the need to travel and increase accessibility by ensuring locations reduce the need to travel and encourage safe and sustainable access for all. Principle 4 in particular seeks to ensure new development understands and respects the character and distinctiveness of places whilst promoting good quality design, ensuring that development respects its setting taking account relevant design requirements and best practice.

Policy CS19 sets out a range of design principles. In particular, it seeks to enhance local distinctiveness, identify and accessibility of places. It requires development to respond to and integrate positively with its immediate surroundings, including local materials, scale, mass, form, layout, alignment and density whilst avoiding unacceptable impacts on existing residents and future occupiers.

Policy CS20 sets out the Local Planning Authority’s approach to managing the borough’s historic environment.

Policy H5 identifies the land as being located within an area of Primarily Residential Area.

Policy DQ4 requires development proposals that would affect existing trees to make a positive contribution to amenity to ensure their retention. It requires detailed survey of all trees on site.

Policy DQ5 relates to development within or close to Conservation Areas must preserve or enhance the character or appearance of the area having regard to the scale, form, massing, height, materials and detail of buildings in the Conservation Area.

In addition, the Amended New Residential Development SPD (2023) is a material consideration for the purposes of this planning application and provides additional guidance in relation to new residential development within Knowsley Borough.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm, which has been clearly identified within the reason for the refusal, approval has not been possible.

Assessment

Context

Prior to the submission of the application preapplication advice was sought from the applicant. The scheme as originally submitted for preapplication advice was for 1no. detached property but its L shape arrangement was flipped and included 4no. bedrooms which accommodated a gable roof and loft dormer located closer to the boundary of no. 19.

The initial advice considered that the proposed development was not in keeping with the style of the character and appearance of the street scene due to The Avenue's relative uniformity it was advised that this scheme would not be in keeping with the character of the street scene. In addition, concerns were raised in relation to the orientation of the plot which would have resulted in a very limited outlook for the future occupiers of the proposed property due to the proximity with no. 19.

In relation to no. 18 the Avenue it was advised that this property would be adversely affected due to the two-storey side extension benefiting from windows at the gable end. However, the site plan submitted did not illustrate development on the ground i.e. the two-storey side extension.

Given the issues it was advised that the proposed development would be out of character with the local area and impact on neighbour's amenity and advised that an application would unlikely be supported in that form.

During the preapplication a further set of plans were provided akin to that which is subject to the current application with amendments made to the location of development to provide a more positive outlook to the future occupiers of the new dwelling in terms of interface with no. 19. However, this had the knock effect by increasing the proximity and impact to neighbours at no. 18. Although it was appreciated that consideration of design was undertaken which reflects the hip roof arrangement now seen and reduction in bedrooms to overcome parking needs there were still concerns raised as will be addressed in this report. These plans still failed to reflect development on ground associated with the extensions which have taken place at no. 18 which were key for the consideration concerning the principle of development.

During the course of this application concerns remained regarding the principle of development and it was requested that a revised site plan be provided to establish the principle of development in relation to no. 18's side extension prior to discussing design arrangements of the dwelling house. The revised site plan was provided in the new year for consideration.

A request was made late in the application process by the applicant to provide revised plans pertaining to setting back the proposed dwelling from the common law boundary and to address issues concerning the design i.e. the roof. However, a decision had to

be made on the principle of development and that revised plans would add to costs unnecessarily without addressing the issues of residential amenity to the Local Planning Authority's satisfaction. In addition, the suggested approach would result in the creation of alternative issues i.e. setting the property back would result in a greater distance from the public highway which would exacerbate the existing issue, potential for further impact on protect tree crowns etc. As such, it was considered that the application be determined on the basis as submitted.

Heritage

Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy seek to preserve or enhance the Borough's historic and architectural assets. Policy DQ5 of the Unitary Development Plan sets out the Local Planning Authority's approach to development within or close to a conservation area.

The southeastern boundary of the application site provides the extent of the St Michaels Conservation Area. As such, the impacts arising from the proposed development and therefore assessed is that of the 'setting' of the conservation area. The National Planning Policy Framework (2023) (the Framework) makes clear, significance derives not only from a heritage asset's physical appearance, but also from its setting and regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or 'no harm' to the heritage asset.

S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to show special regard to the desirability of preserving listed buildings and their settings in exercising their planning functions.

The application site is located outside of the St Michaels Conservation Area and only a small section of the conservation area extends along the common law boundary. Due to the mature trees which comprise the site boundary the application proposals would not be visible and due to the mature tree boundary beyond which is more modern development associated with Capper Grove which consists of dwellings built circa 1970s. It is not considered that the proposed development would have an impact on the setting of the St Michaels Conservation Area given the appearance of development which is of 1930s construction associated with development on The Avenue and therefore no impact to the character of the conservation area would be observed.

Design, Layout, Character and Appearance

The New Residential Amenity SPD requires development to respond to and integrate positive characteristics of immediate surroundings including local materials, scale, mass, form and layout and achieve and maintain adequate levels of privacy and outlook for occupants of the new housing and existing residents¹.

The proposed dwelling would be located in the curtilage of no. 19's private amenity space which is comprised of an irregular shaped garden. The Local Planning Authority accept that the dwelling is located in a cul-de-sac and is removed somewhat from the street scene. However, the property would still be visible in the surrounding area due to the elongated nature of The Avenue and this would not make the development acceptable.

Although the proposed development would add to the mix of housing found locally with

¹ B.11 – Privacy and Natural Light, New Amended Residential Development SPD 2023

provision of an additional 1no. detached house, which is supported in principle, it would not have a significant affect to the provision of detached properties locally overall.

The character and appearance of the street scene are semi-detached dwellings in their entirety and the erection of a detached dwelling house would appear alien in the context of its surroundings.

As originally submitted, the proposed site plan failed to take account of the existing built form of no. 18 to establish the effects on residential amenity in relation to this property. During the application process it was requested that the site plan be updated to reflect the two storey and single storey extensions associated with this property to establish the principle of development prior to discussing detailed design arrangements concerning the roof and use of materials. The revised site plan was provided in the new year although it omits reference to the location of windows in the gable end together with the rear extension which were previously requested.

The gable end of the property would measure an interface distance of 6.31m from the gable end of no. 18 and the front elevation of the proposed dwelling would be located 5.6m at its closest point to no. 19. Due to the enclosed nature, it would result in a dwelling set back by 17.27m from the public highway at its closest point thereby resulting in a tunnelling effect which would have a poor outlook for occupiers and results in poor quality urban design in terms of layout and function. The neighbouring properties either side at no. 19 and no. 18 would be located between 7.13m – 7.8m from the public highway which is in keeping with the general uniformity of the established building line. As such, due to the irregular garden arrangement and juxtaposition of properties no. 18 and no 19 the proposed development would be set back from the established building line and uniformity of dwellings found along The Avenue. Although it would be partially obscured by no. 19 it would appear an incongruous feature which would not be in keeping with the local vernacular of the area.

As referred to above, the Local Planning Authority wished to establish the principle of development prior to discussing any design considerations due to impacts on neighbour's amenity which is set out below. No details were submitted as part of the application in relation to the specification of materials to be used on the proposed dwelling. However, the street scene is characterised by a variety of properties which comprise of facing materials of either brick, render or a combination together with a range of colours relating to window and door openings. As such, whilst materials were not provided as part of the application the Local Planning Authority would have been open to the prospect of a wide range of materials which could have been acceptable in principle.

The proposed dwelling would feature a porch together with a L shape arrangement detached property together with the ground floor rear aspect projecting beyond the two-storey elevation. Although the Local Planning Authority support the attempts made to address concerns from a gable roof arrangement to a hip roof to reflect the character of neighbouring properties as considered in the initial preapplication request, the two roof heights as proposed are of a stark contrast and would appear poorly in terms of visual affects to the local area.

Taking these matters into consideration, the application is considered out of keeping with the character and appearance of the street scene and would result in development that responds poorly with the local vernacular resulting in an incongruous feature and therefore is inconsistent with the approach taken by Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted 2016).

Residential Amenity

No 19 The Avenue

No. 19 is the dwelling owned by the applicant. However, should permission be granted it would become the new neighbouring property and consideration should be provided in the context of residential amenity of this property for existing and future occupiers.

The property would face the gable end of no. 19. The proposed site plan shows that it would be approximately 5.65m from the proposed dwellings front elevation to the gable end of the existing garage at its closest point and from the furthest extent this would increase to 9.72m. However, it should be noted that should the applicant implement the two-storey side extension associated application reference 22/00605/FUL granted on 3rd March 2023 which consisted of a two-storey side and rear extension then this would reduce the interface distance to approximately 4.047m from the porch and 8.18m from the southern extent of the proposed property's front elevation.

However, based on development currently in situ whilst it would fall below the interface distance of the Amended New Residential Development SPD due to the juxtaposition of properties the outlook that would be observed from the proposed living room/bedroom would face the public highway. It is considered that sufficient amenity provision would be retained and therefore no adverse effects to residential amenity would occur to the occupiers of no. 19 and vice versa.

No. 18 The Avenue

No. 18 is the adjacent dwelling house which is perpendicular to the existing dwelling at no. 19. The proposed development would be located to the north of the common law boundary. As such, it would not result in an excessive loss of light due to its location in relation to no. 18.

No. 18 has been previously extended in the form of two storey side extension and single storey rear extension. The side extension was built without planning permission and includes 3no. windows in its gable end which face the application site. The Local Planning Authority would not typically support the installation of windows in the side elevation as it would preclude the potential development of sites within the borough. However, in this instance the Officer's Report concerning an application for the certificate of lawful development associated with the first-floor extension (application ref: 18/00499/CLU) confirms that this extension was completed on 10th August 2011 and was therefore substantially completed before the date this application was made and is therefore immune to enforcement action. As such, the windows located at the gable end of No. 18 are therefore material considerations with regards to residential amenity.

During the site visit, this Officer visited the no. 18 to assess the effects on residential amenity of this occupier and observed the outlook from the private amenity space, kitchen and first floor bedroom. The two-storey side extension comprises of a kitchen and dining area at ground floor level together with a bedroom and en-suite bathroom.

The bedroom window overlooks the application site and therefore has a clear view of the proposed two storey dwelling house. As such, there would be an element of overlooking in relation to the occupiers of no. 18 and vice versa associated with the small interface distance of 10m although this is slightly offset due to the juxtaposition of the proposed dwelling house. However, the proposed dwelling would be sited along

the majority length of no. 18's private amenity space and would have an overbearing appearance in relation to the windows at no. 18's gable end affecting the occupier's outlook. The rear garden consists of existing hardstanding alongside the common law boundary and associated lawn furniture meaning that the residents would have a relatively blank facing wall with the exception of 1no. window at the gable end measuring 11.17m in length at ground floor level and 8.33m in length at first floor level² at a total height of 7.69m. The extent of which due to its location along the common law boundary would have a significant overbearing effect on the residential amenity of the occupiers at no. 18 to an unacceptable degree. As such, the proposal is contrary to policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted 2016).

No. 17 The Avenue

No. 17 is the adjoining property to number 18. It benefits from a single storey rear extension in the form of a conservatory. However, its outlook from the conservatory is influenced by the conservatory of no. 18. As such, the occupiers would not adversely affect its outlook from this room. Notwithstanding this, the proposed development would be visible from its private amenity space however it is not considered that this property would be adversely affected to the same degree given the separation provided by no. 18's private amenity space and therefore impact to residential amenity would be less pronounced.

Ecology

The Local Planning Authority advised the applicant that should an application be submitted then a Preliminary Roost Assessment would be required to support the application. The Preliminary Roost Assessment was received during the Christmas holiday period. Merseyside Environmental Advisory Service (MEAS) was consulted on this document, but no response was received.

The PRA makes the following observations:

- T03 has ivy surrounding its trunk. In the event of ivy removal/pruning/felling of T03 it advises a close-up endoscope inspection could be used to determine the suitability of features in the tree or where features cannot be fully inspected or access then re-entry surveys may be required.
- T01 and T04 the report advises that a close-up inspection of features could be used to determine presence of any roosting bats either via climb up team or the erection of a Mobile Elevated Work Platform and advises enhancement opportunities with provision for 2no. bat boxes.
- T02 and T05 are confirmed unlikely to provide suitable roosting opportunity within such tree.
- The proposed development will result in the loss of small areas of trees but given the presence of more extensive areas it is likely to be inconsequential.
- The PRA confirms that T01, T04 that the proposed development will result in the pruning of trees on the northwestern aspect of trees and could result to

² During the drafting of this report it was identified that the first floor elevation drawing measures a length of 8m along the common law boundary whereas the floor plan measures 8.3m. The floor plan includes key dimension and as such this figure was used for consideration.

damage of modification to any bat roosts present. A recommendation of 2no. bat boxes at the site was advised to be installed on the new building.

Despite not receiving a response from MEAS, the survey work has stated some trees have the potential for the presence of bats. However, these are sited on third party land and limits the ability to survey some of the identified trees together with the presence of ivy which may obscure potential roosts. In addition, these trees are protected via TPO and any pruning would need to be applied for as part of a notice of tree works.

In its recommendations relating to T03 the PRA states that if bat roosts are confirmed in the tree or where features cannot be fully inspected or access to the tree is impeded, then bat emergence or re-entry surveys may be required with the use of infra-red cameras as aid.

In the absence of a response from MEAS concerning this report, a bat emergence survey would be beneficial to support the application due to the unclear nature of bats together with the fact the trees are protected by TPO. However, such survey can only take place between the bat season between the months of May and August.

In the absence of this information, it is unclear whether bats are on site and what impacts the proposed development would have on protected species. As such, further information is required to support this application.

Notwithstanding the above, bats are protected via separate legislation and if present the applicant would be required to cease works and instruct a qualified ecologist should permission be granted. Accordingly, the absence of this information as to bat emergence is not a determining factor with regards to the reasons for refusal associated with this application.

Trees

The extent of trees were unclear during preapplication process as the applicant did not request a site visit as part of this service. During the application process a site visit was undertaken which confirmed that a number of trees overhang the common law boundary at the site's southeastern extent.

After consulting the Tree Officer, it appears that these trees are protected via a Tree Preservation Order consisting of a group of trees (ref: 75.00002/TPO).

The rear elevation of the single storey aspect would measure roughly 2.7m – 5.9m from the Tree Crowns on the southeastern elevation. The two-storey aspect would increase by approximately 2m thereby increasing the distance to 4.7m to 5.9m to the common law boundary.

As such, the development has the potential to adversely impact protected trees due to their proximity to the development together with the root protection area. It was advised that a Tree Survey would likely be necessary to support the application but given the issues concerning residential amenity it was decided not to require a Tree Survey in support of the application due to the associated costs of undertaking this. If a future application is made, then this subsequent application should be supported by a tree survey which assesses the potential impact on protected trees.

However, without the tree survey the development has the potential to impact

protected trees and would not be in accordance with Policy DQ4 of the Unitary Development Plan saved policies.

Highways

The proposed dwelling provides 3no. bedrooms. As such, a total of 2no. vehicles should be provided within the curtilage of the property boundary in accordance with the Ensuring a Choice for Travel SPD.

The Highways Authority was consulted as part of this application and raise an objection to the proposed development. The response states that the proposed development prevents the provision of parking required to deliver the consented extension for the existing dwelling at no. 19 The Avenue (application reference: 22/00605/FUL), thus rendering the relevant condition for that permission impossible to discharge and this application should be considered mutually exclusive.

Whilst the Local Planning Authority understands the concerns raised by the Highways Authority, paragraph 115 of the National Planning Policy Framework (2023) 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 would be severe. The proposed development would allow for 2no. car parking spaces in accordance with the guidance contained in the SPD. Whilst representations have been raised in relation to highways impact on the cul-de-sac particularly during periods of construction this would be for a relatively short period of time and not for the remainder of the proposed development. In addition, the provision of 1no. additional dwelling will not result in severe highways impacts. As such, it is not considered that the development would not give rise to unacceptable highways impacts to the degree that would result in an unacceptable impact on highway safety sufficient to warrant refusal of this application on this basis.

However, if works are commenced on the neighbouring extension commence then this could have implications for a future application if one is submitted for consideration.

Conclusion

The proposed development would result in the erection of a dominant two storey dwelling which would result in an unacceptable impact to residential amenity of neighbouring properties particularly in relation to no. 18 The Avenue. In addition, it would result in a design which is out of keeping with the local character of the area. As such, the application is contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted 2016) together with saved policy H5 of the Unitary Development Plan (adopted 2006).

Recommendation

That planning permission is refused for the following reasons:

- 1) The proposed dwelling by reason of its scale, height and massing in close proximity to the boundary of no. 18 The Avenue would give rise to undue visual intrusion, excessive levels of overlooking and an unduly overbearing effect to the detriment of the amenity that the neighbouring occupants could reasonably expect to enjoy.

As such the proposal would be contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted January 2016), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

- 2) The proposed dwelling house would produce an incongruous design feature out of keeping and alien to the visual amenity and character of the street scene.

As such, the proposal would be contrary to Policies CS2, 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).

- 3) The proposed development would be detrimental to the visual amenity and character of the area. In particular it would have a detrimental effect on the protected trees due to their proximity to the proposed development.

As such, the proposal would be contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted January 2016) and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

Signed Case Officer³: **John Fleming**_____

Signed Authorising Officer⁴: **K Foster**_____

Date: **31 January 2024**_____

³ 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.

⁴ 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.

