

<u>APPLICATION NO:</u>	24/00681/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	2C Tavington Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	RETENTION OF DETACHED OUTBUILDING IN FRONT GARDEN		

Site Description

The application site consists of a modern detached house and associated garden curtilage adjacent the roundabout serving Tavington Road, Lightoaks Drive and Greensbridge Lane and accessed off Tavington Road but facing towards the roundabout. A dwelling fronting Lightoaks Drive is adjoining the side boundary to the northeast, with Lightoaks Drive to part of the front of the dwelling to the east. The rear garden of the house is relatively modest in context of the dwelling and triangular with the garden ending at the point.

Planning Application

The planning application seeks planning permission to retain an outbuilding sited in the front garden area. The building is 5.2m wide by 4.2m deep, with a flat roof with a slight slope with a maximum height of 2.6m. The building has timber walls with a double door to the centre of the front elevation; there is a window either side of the doors, and each of the doors has a window. The building faces up Tavington Road, and there is a hedge to the front, with trees to the side and off set to the front of the building (front of the house) alongside the public footpath. There is a hedge partly to the rear with no fencing to a length of the rear of the building (as can be seen on the file photos).

Consultations

Halewood Town Council - No comments received.

Representations

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

Planning History

19/00392/FUL - CONVERSION OF GARAGE TO GAMES ROOM. Granted: 14.08.2019.

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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 application is for the retention of a domestic outbuilding set within the curtilage of a dwelling within a housing estate and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design and materials of the building is satisfactory. The building is sited offset from the house with most shielded by trees and hedging. The building is mainly visible when travelling down Tavington Road towards the roundabout. From the roundabout and Lighthoaks Drive the building is mostly shielded or obscured by the trees and hedging even in winter, with the timber construction also contributing to camouflaging the building to view through the trees. The building has the appearance of high timber fencing in the gap along the boundary between the hedge and the trees. The building does not impact detrimentally on the visual amenity of the neighbouring properties or the locality.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The building is a domestic building set within the curtilage of a dwelling and raises no residential amenity considerations. The building does not raise privacy issues and has little impact with regards residential outlook of neighbouring properties.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highway Considerations

The house has a driveway which can accommodate 4 cars, providing in-curtilage parking for the house. The building has not impacted on the drive and has had no impact on parking or highway safety.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The building is of satisfactory design and materials and the trees and hedging adjacent the footpath together with the timber walls mostly shield and camouflage it from view from the roundabout and Lightoaks Drive, with views of it travelling down Tavington Road towards the roundabout. The building does not impact residential amenity or parking. The building complies with planning policies and is recommended for approval

Recommendation

That Planning Permission be granted subject to the following condition(s): -

1. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/02/2025	P10115/01	-	PROPOSED AND EXISTING FRONT REAR AND LEFT HAND ELEVATIONS
07/02/2025	P10115/02	-	PROPOSED AND EXISTING RIGHT HAND ELEVATIONS
05/02/2025	P10115/05	-	SITE AND BLOCK PLAN
05/02/2025	P10115/04	-	LOCATION PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 07/03/2025

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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

Appendix 1 – Site Photographs