

<u>APPLICATION NO:</u>	24/00672/COU	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Old Rough Lane, Northwood, Kirkby		
<u>PROPOSAL:</u>	CHANGE OF USE OF 1NO DWELLING (CLASS C3) TO A FAMILY ASSESSMENT CENTRE (CLASS C2)		

Site Description

The application relates to a semi-detached house with attached garage on Old Rough Lane and associated garden space. The vicinity is residential in nature Although is adjacent a shopping parade and standalone retail unit, and is characterised by semi-detached dwellings.

Proposal

The application is for the change of use of a house (Use Class C3) to form a residential family centre (Use Class C2), for mother and baby assessment. Parents would be supported and assessed as to how satisfactorily they can complete certain tasks relating to the bringing up of their children, such as the ability to buy and prepare food for their family. Whilst at the property, parents and children would only leave the premises accompanied by trained staff, until it was determined unaccompanied excursions are possible. Families would be referred to the Parent and Child Assessment Centre either by a Local Authority or Court.

There would be 2 qualified support staff during the day who would support and observe 2 x parent and baby. One of the staff would be the assistant manager who would be a qualified social worker. During the evening and night there would be a waking night member of staff and a sleeping night member of staff, both would be qualified. The shift patterns would be 8am – 8.20pm day shift and 8pm - 8.20am night shift with a 20 minute handover period. The registered manager, who would be a qualified social worker, would be on site 9am – 5pm Monday to Friday. Other advisors would call at the premises in the week for a few hours up to a day (e.g. responsible individual, counsellor, benefit and housing advisor).

Consultations

None required.

Representations

This application has been publicised by letters sent to 8 neighbours.

There has been 1 representation received. The representation raised query as to what the use was and how it would operate; a reply advising of such was sent.

Planning History

24/00567/CLD - CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OF

RESIDENTIAL DWELLING AS A CHILDREN'S HOME FOR A MAXIMUM OF 1 NO. CHILD. Granted: 10.12.2024.

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

ENV2 – Noise and Vibration

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

The application site is situated within a Primary Residential Area. The development of the site for C2 Family Assessment Centre use is therefore acceptable in principle.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and

future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The proposal would not significantly harm the amenity of neighbouring properties in relation to noise and disturbance. There is no evidence that noise and disturbances would be significantly above that of a typical residential dwelling. There would be at least 2 staff in relation to the maximum 2 parents and 2 children on site so the level of care given would ensure that there should be no issues arising from the use. Furthermore, there is a fall back position in that up to 6 individuals could reside at the property without the need for planning permission which potentially could cause more noise than the use proposed, with individual comings and goings and individual leisure uses.

If planning permission is granted a condition is recommended to limit the use to a Residential Family Assessment Centre - Use Class C2 and for no other use, including any use within Use Class C2. In addition it is also recommended that a condition be imposed limiting persons residing at the house to no more than 2 parents and 2 children (1 mother and 1 child x 2) at any time, and that all times there should be a least one paid member of staff (carer) at the property. With these conditions and on balance it is considered that the proposal would not cause unreasonable harm to amenity.

Subject to the noted conditions above the application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and ENV2 of the UDP.

Design and Street Scene Considerations

The proposal would involve no external changes and would not affect the existing appearance of the house or the street scene.

Highways Considerations

The front garden area is fully flagged and there is a garage to the rear and side of the houses with drive to the side. There is sufficient space for the parking of 3 vehicles or more.

Conclusion

The proposal would be acceptable in principle and in relation to neighbour amenity. The parking is sufficient for the use as proposed and there would be no changes to the external appearance and therefore no change to appearance. 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) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the property known as No. 14 Old Rough Lane shall only be operated as a Family Assessment Centre - Use Class C2, and for no other purpose, including any other purpose within Use Class C2.

Reason: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area.

- 4) No more than 2 parents and 2 children (1 mother and 1 child x 2) shall reside at the property at any time, and at all times there should be a least one paid member of staff (carer) at the property.

Reason: In the interests of residential amenity and to comply with Policies CS2 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
19/01/2025	A102	-	PROPOSED PLANS AND ELEVATIONS, LOCATION PLAN AND PROPOSED SITE PLAN
21.03.2025	EMAIL		APPLICANT EMAIL RE: STAFFING CLARIFICATION

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 21/03/2025

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