

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00835/COU

APPLICANT: Supporting Futures Ltd

WARD AFFECTED: Prescot North

DEVELOPMENT: CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS CARE HOME (USE CLASS C2) FOR A MAXIMUM OF 3 NO. CHILDREN

LOCATION OF SITE: 19 Wood Lane, Prescot, L34 1LN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

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.

PLANNING HISTORY

A previous application for a single storey rear extension and two storey side extension with porch was approved. (19/00615/FUL – 18/12/19)

TECHNICAL CONSULTATIONS:

Environmental Health – No Objection.

Highway Department - No Objection. The proposal could generate a minimal level of additional traffic when compared to the existing use, and likewise would only require minimal additional parking needs. Any excess parking should be able to be accommodated on Driffield Road

Police Architectural Liaison Officer –There is limited information available for this consultation, therefore the only comment from Merseyside Police relates to the location of the proposed home. It is close to the motorway network which could facilitate a child in care to abscond and be missing from home.

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

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\1f4xgbr\21-00835 - cou - 19 wood lane prescot l34 1ln.doc

Missing from home children are vulnerable and can become involved in county lines. This should be considered when deciding whether or not to grant planning permission.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. 1 Objection has been received from Councillor Smith consisting of the following main points:

- Given the history of Children's homes situated in the area for example Brook Cottages, which the Council had to shut down because of disturbances at the home and continuous complaints from neighbours, I feel I must object to the proposed change of use.
- It's location is in the middle of a popular and settled residential area and I believe unsuitable for business use.

1 Objection has been received from a neighbour consisting of the following main points.

- We have experienced crime and disorder problems, originating from two similar care homes in close proximity to our home, and we don't want to experience any more problems with the introduction of another care home even closer to our home.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the change of use of residential dwelling (Use Class C3) to children's care home (Use Class C2) for a maximum of 3no Children.

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area. The proposed use (C2) is defined as A residential institution, therefore, the use is considered appropriate in a residential area. The development is therefore acceptable in principle. The application complies with policy CS19 of the Knowsley Core strategy and policy H5, of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. There would be no external changes to the building as part of the change of use.

In relation to crime prevention, a comment has been made by the Police Architectural Liaison Officer in relation to the sites' proximity to the motorway network. However, a large part of the borough of Knowsley is a short distance from a motorway and this fact alone is not sufficient to justify refusal of the scheme on the grounds of crime issues. There is no evidence available to indicate that the proposal would lead to an increase in crime and disorder.

RESIDENTIAL AMENITY

The proposal would not significantly harm the amenity of neighbouring properties in relation to noise and disturbance. There would be no external changes that would impact neighbours, and although there may be slightly more comings and goings than a dwelling, these are not likely to be to an extent which would harm amenity. There is no evidence to suggest the development would significantly impact on residential amenity though additional noise. This is supported by Environmental Health who have no objection to the development.

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

A condition is proposed to limit the number of children at the property to 3. Overall, the application complies with Core Strategy Policy CS19 and UDP policy ENV2.

HIGHWAY SAFETY

NPPF Para 109 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 proposal would not harm highway safety as there would be sufficient parking spaces within the area and the additional traffic generated would be minimal. This view is supported by the council's highways department who have no objection to the proposal. Overall, the application complies with core strategy policy CS7.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties or highway safety. 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) The number of children at the property shall be limited to a maximum of 3.

Reason: In order to prevent inappropriate impacts on residential amenity.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/11/2021	002	-	Proposed Floor Plan
25/10/2021	TQRQM212981 60131342	-	Location Plan
25/10/2021	TQRQM212981 60241872	-	Site Plan
25/10/2021	-	-	Planning Statement

Informatives

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

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\1f4xgbr\21-00835 - cou - 19 wood lane
prescot l34 1ln.doc

N/A

Andrew Hunt

31 January 2022

Alan Kilroe

9 February 2022

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

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\1fi4xgbr\21-00835 - cou - 19 wood lane
prescot l34 1ln.doc