

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00391/FUL

APPLICANT: Aset Hospital

WARD AFFECTED: Prescot South

DEVELOPMENT: ERECTION OF A SINGLE STOREY EXTENSION (NORTH ELEVATION), A SINGLE STOREY REAR EXTENSION (EAST ELEVATION) AND A SINGLE STOREY SIDE EXTENSION WITH FIRST FLOOR BALCONY AND EXTERNAL STAIRCASE (SOUTH ELEVATION) TOGETHER WITH THE INSTALLATION OF PLANT EQUIPMENT, BIN STORE AND INTERNAL ALTERATIONS

LOCATION OF SITE: Aset Hospital, 1 Sandstone Drive, Whiston, L35 7LS

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

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

ENV5 - Contaminated Land

DQ4 - Trees and Development

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 new entrance door and ramp. (12/00770/FUL – approved 18/02/2013).

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No Objection. Providing the documents are made approved and the following conditions are added. Tree to be replaced on a 1:1 at 20-24cm, council given 5 days' notice of erection of protective fencing.

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Cadent Gas – No objection subject to an informative.

Environmental Health – No objection subject to conditions in relation to, contamination, a construction management plan, construction hours and fixed plant noise levels.

Merseyside Fire and Rescue – No objection subject to informatives.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 14 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of single storey extension (north elevation), a single storey rear extension (east elevation) and a single storey side extension with first floor balcony and external staircase (south elevation) together with the installation of plant equipment, bin store and internal alterations.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Residential Area. The proposed development is for an extension to an existing use and therefore would be acceptable in principle.

The application complies with policies CS2, CS9 and CS19 of the Knowsley Core strategy and policy H5 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The extension would be located within a residential area. However, there is an established private hospital use at the site. The design of the extension would match that of the main building in relation to height, design and materials. The design has been amended to create a more attractive design including the addition of double doors to avoid a blank gable. The other elements would not be harmful to the character of the area. Therefore, there would be no harm to the street scene from the proposal. The application raises no crime or anti-social behaviour issues.

AMENITY

The development is relatively small scale compared to the existing facility and would involve the extension of the building in a straight line towards the northeast. Both the north and south extensions would involve the infilling of a gap and would not project forward, whilst the east extension would only project slightly and would be obscured by trees.

The extensions and other external changes would not adversely impact on the amenity of neighbouring residents or business occupiers.

Overall, it is considered that there would be no harm to amenity subject to conditions in relation to opening hours and fixed plant noise levels. This is supported by the views of the council's Environmental Health team who have no objection to the development subject to conditions.

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In relation to a construction management plan, given the scale of the extensions less than 100sqm it is considered that requiring a construction management plan would not be reasonable or proportionate in this instance.

Overall, the proposal complies with Core Strategy Policy CS19.

HIGHWAY SAFETY

In relation to highway safety, the access for the site would remain unchanged. There would still be a large number of parking space which are sufficient to serve the site. The scale of the extension (94 square metres) means that there would not be material highways impacts from the proposal.

Overall, the application complies with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in design and would not harm trees, the amenity of neighbouring premises 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) Contamination

A Phase I site investigation shall be submitted for written approval prior to works commencing, in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment, with an emphasis on ground gas risk assessment.

If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing. In any event the applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4713) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site. A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: In order to protect residents from harmful contamination.

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4) Tree Planting

None of the extensions shall be occupied until a scheme for replacement tree planting has been submitted to and been approved by the local planning authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 1:1 basis at 20 -24cm girth. The scheme should include the location, size and species of the replacement trees.

The trees shall be planted within the first available planting season and shall be retained hereafter. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5) Tree Works – 5 Days Notice Planting

Five working days written notice shall be given to the Arboricultural Officer before commencement of the works hereby granted.

Reason: For the avoidance of doubt and to comply with the application.

6) Bin Store

No Bin store shall be erected until details shall have been provided to and have been approved by, the local planning authority. The bin store shall be erected in accordance with the approved details and retained as such hereafter.

Reason: In order to ensure an attractively designed bin store.

7) Construction Hours

No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;

08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8) Fixed Plant and Machinery

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as

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measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property

Reason: To safeguard the amenities of nearby residents.

Informative

- 1) Merseyside Fire and Rescue – Cover Letter
- 2) Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/01/2022	-	1	Arboricultural Impact Assessment
06/05/2021	352-01	-	Location and Site Plan
01/02/2023	352-03-M	-	Proposed Plans and Elevations

Andrew Hunt

8 February 2023

Alan Kilroe

8 February 2023

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