

APPLICATION NO: 25/00593/FUL

CASE OFFICER: Kate Pickles

WARD: Stockbridge

PARISH:

LOCATION: 79 Primrose Drive, Huyton, Knowsley, L36 8DL

PROPOSAL: CONSTRUCTION OF DROPPED KERB AND ASSOCIATED WORKS FOR VEHICULAR ACCESS.

Site description

The application site is an area of adopted highway located in front of 79 Primrose Drive, Huyton, and is situated within a Primarily Residential Area in the Local Plan Policies Map. The application property is a two-storey, end-terraced dwellinghouse.

The driveway area comprises of block paving and is enclosed by white metallic vehicular and pedestrian gates with brick posts to the edges. The vehicular gates are 2.73m wide.

Proposal

The proposal is for the construction of a dropped kerb and the associated work such as installation of the kerb, relaying of the CATV box and tarmac reinstatement, adjacent to the property's existing driveway. The proposal is sought to improve vehicular access to the existing hardstanding. The proposed kerb is 2.67m away from the gates and 2.7m in width.

Consultations

Highways Authority: - No objections received, suggested informative that permission from the local highway authority is required also to carry out works within the public highway.

Representations

This application has been publicised by letters sent to 12 neighbours. It has also been advertised by way of site notice. No representations have been received as a result of the publicity given to the application.

Planning history

13/00485/PDE: Prior approval for a single storey rear extension, determined that prior approval not required - 16/09/2013.

20/00527/FUL: Erection of a single side extension: - approved - 09/11/2020.

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proposals that comply with an up-to-date development plan without delay; or where the development plan is absent or out-of-date, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 of the saved policies of the Replacement Unitary Development Plan (UDP), 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

Policy CS2: Development principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within primarily Residential Areas

Supplementary Planning Documents (SPDs)

Ensuring a Choice of Travel (September 2010)

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 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

Policy H5 'Development Within Primarily Residential Areas' paragraph 2 of the replacement UDP states: *New development within Primarily Residential Areas (...) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other development) would not:*

- a) Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or*
- b) Adversely affect the character or street scene of the area.*

The main considerations assessed for this application are:

- Access, parking and highway safety;
- Neighbouring amenity;
- Design and visual amenity.

Access, Parking and Highway safety

The proposed kerb extension would facilitate lawful access to the dwelling's hardstanding within the front garden and not result in any adverse highway safety impacts or harm to the local highway network. The proposed kerb would be in keeping with the surrounding area and therefore would not be out of place. This view is supported by the Highway Authority who have been consulted and raised no objections, stating that the proposed access does not conflict with nearby junctions, traffic calming measures, bus stops or visibility requirements.

The applicant has provided evidence confirming that Tarmac will be carrying out the works and have included a detailed quotation outlining the works required (installation of dropped kerbs, relaying of CATV box and tarmac reinstatement). This aligns with the Council's standard procedure for construction vehicular accesses. Highways have also recommended an informative to remind the applicant that it is an offence to carry out any works within the public highway without the permission of the Highway Authority. The Highway Authority (or an approved contractor) can carry out these works.

NPPF Paragraph 116- *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, following mitigation, would be severe, considering all reasonable future scenarios.*

Neighbouring amenity

There is no additional built form associated with the proposed development therefore the proposal would not have an adverse impact upon the residential amenity of neighbouring properties, in accordance with Policy CS19 of the Core Strategy Local Plan.

Design and Visual amenity

Several properties in the surrounding area along Primrose Drive feature dropped kerbs which the proposal would be in keeping with. The proposed kerb will be finished in appropriate materials that match the existing adopted highway and pavement.

Conclusion

The proposal is considered to have an acceptable impact on parking and highway safety, neighbouring amenities, and design and visual amenity. On this basis, the proposal complies with all the relevant local and national planning policies and guidance.

Recommendation

The planning permission is granted subject to the following condition(s): -

- 1) The development must have begun no later than the expiration of three years beginning with the date of this permission

Reason: 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 plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt and the legitimacy of approval.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
07/11/2025	19489	A	Existing & Proposed layout
17/11/2025	19489	B	Red line drawing

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 16/12/2025

Informatives

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission is required for the construction, improvement

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or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be undertaken. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor, Tarmac, on 0800 023 2334 or via Knowsley.highways@tarmac.com

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

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