

<u>APPLICATION NO:</u>	24/00031/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	60 Church Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION AND CONVERSION OF BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (11 PERSONS) (SUI GENERIS) WITH DEMOLITION OF EXISTING REAR EXTENSION AND ATTACHED GARAGE		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

No. 60 Church Road is a semi-detached property located on the eastern side of Church Road, Huyton. The property occupies an end plot at the junction with Rupert Road. The property is currently a large dwellinghouse comprising of a 6-bedroom dwelling with accommodation over three floors, with an attached double garage and gardens to the front and rear.

The application dwelling currently has vehicular access taken from Church Road leading to the garage and a hardstanding to the front of the garage. A lawn and planting is set adjacent to the driveway at the front of the dwelling. The site frontage and side boundary are defined by a hedge with double vehicular access gates to the southern end of the site frontage. The access is served by a dropped kerb close to the junction with Rupert Road. There is a wide pavement fronting the site and parking restrictions in the form of double yellow lines around to part of the site frontage.

The adjoining semi-detached property comprises of 3 no. self-contained flats and an attached two-storey 3 bed dwelling attached at the rear, granted planning permission in 2001 (Ref: 01/00341/COU) .

Church Road and the immediately surrounding area is characterised by residential dwellings.

Proposal

The application proposes the erection of a single storey extension to the rear and side and demolition of an attached garage in connection with the change of use of the property from a 6-bedroom dwellinghouse (Use Class C3) to an 11-bedroom House in Multiple Occupation (Large scale HMO) (Sui Generis). The property would accommodate a maximum of 11 residents. All bedrooms would have en-suite facilities.

Consultations

Highway Authority - No objection subject to conditions.
Environmental Health - No objections subject to a contaminated land advisory note.
Housing Strategy - No observations received.

Representations

This application has been publicised by letters sent to 15 neighbours.

There have been 1 letter of objection, 1 letter of support.

Initially, 2 letters of objection were received, one of which was subsequently withdrawn and the author wrote in support of the application on the grounds that (in summary):

- a) Did originally object to this plan but after reading and looking at the plans have decided to withdraw the objection.

The representations raising objection are summarised as follows:-

- b) HMO is not suitable in the area and overall will have a negative aspect on many of the objectives both local and central governments have regarding improving communities.
- c) Noted that when similar projects have been applied for in the past, KMBC has taken the correct action and rejected these applications.
- d) The rejection of the previous applications have led to improved properties and developments which have enhanced the area and community whilst also driving property ceilings higher.

It should be noted that at point d) above, the impacts of development on the valuation of properties is not a material planning consideration in the assessment of the application.

Planning History

APP. NO: 74/05488/HIST (Alt. Ref: K/APP/5241)
PROPOSAL: DOUBLE GARAGE
DECISION: Granted
DECISION DATE: 16 July 1980

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.

NATIONAL PLANNING POLICY FRAMEWORK

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

H5 - Development within Primarily Residential Areas
H7 - Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOS)
H8 - Extensions and Alterations to Residential Properties
T10 - Access for the Less Mobile
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV5 - Contaminated Land

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS3 - Housing Supply, Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Amended New Residential Development SPD (2018)
Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Householder Development SPD (2016)
Trees and Development SPD (2016)

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 main planning considerations in this proposal are considered to be the principle of the development, impact on the visual amenity and character of the area, design, the effect on residential amenity, parking provision and highway safety.

Principle of Development

The proposed change of use from a residential dwelling (Use Class C3) to create an 11 bedroom HMO with a single storey extension (Sui Generis) within a Primarily Residential Area. The site is located within a sustainable location. The property is located approx. 850m from Huyton Town Centre; 450m from Roby Station and served by a number of nearby bus routes. Local shopping parades are located on Kingsway at approximately 700m to the north and to the west on Page Moss Lane approximately 1km to the west. Jubilee Park is located approximately 230 m to the north of the site.

The principle of the sub-division of an existing residential dwelling into a HMO is acceptable in principle subject to the impacts of the development in detail as discussed below.

Saved policy H5 (Development within Primarily Residential Areas) of the Knowsley Replacement Unitary Development Plan states that, *“New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) 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.”*

Saved Policy H7 of the Knowsley Replacement Unitary Development Plan requires that any new build or as a result of change of use of existing property which includes the provision of flats, nursing or residential homes, hostels or HMOs will be permitted provided that, in summary, they would not result in increased noise and disturbance or loss of privacy to neighbours; sufficient parking would be made available without causing loss of visual amenity; bin stores, fire escapes and clothes drying areas would be adequately screened; the property is of suitable size and character to accommodate the proposal. In the case of nursing and residential homes, hostels or HMOs the proposal would not result in an existing dwelling having one of these uses on both sides; or more than 2 adjoining properties being used as these uses.

The property site is not flanked by any of the uses stated in Saved Policy H7.

The National Planning Policy Framework sets out a need to provide a mix of housing supply to provide for current and future generations and to 'create sustainable, inclusive and mixed communities'. Policy CS3 of the Core Strategy states that tenure, type and size of new housing delivered in Knowsley will support the rebalancing of the housing market to better meet housing needs and demands arising. HMOs contribute to housing choice and are therefore an important sector of the housing market.

The impacts of the development are discussed in detail below.

Layout and Design

Layout

The proposal would involve the demolition of the existing kitchen and utility extension to the rear and an attached double garage at the side of the host property. The existing extension is set off the common boundary with the adjoining property by approximately 4.35m and projects a maximum of 4m from the rear.



The proposed extension would extend across the rear elevation of the property and out to the side beyond the gable elevation. The extension would protrude 4.0m out from the rear elevation and 3.0 m beyond the gable of the property. The depth of the extension would be 4.3m at the end where it extends beyond the side elevation. Approximately 13.2 m would be retained between the extension and the rear boundary with the site shares with the side boundary of No. 152 Rupert Road.

Amenity Space

Any development involving residential accommodation should ensure that adequate amenity space is provided to serve the property. Following the erection of the extension a large area of amenity space would still be provided to the rear of the property.

Parking

The site currently has a vehicular access and parking available within the site in the attached garage together with the driveway. The proposed use would result in an intensification of use of the site and an additional parking provision need to serve the development. Amended plans have been submitted to demonstrate that 6 no,

parking spaces could be accommodated to the front and side of the property. The parking and access provision to serve the proposal is discussed in detail in the Highway section of this report below.

Waste Management

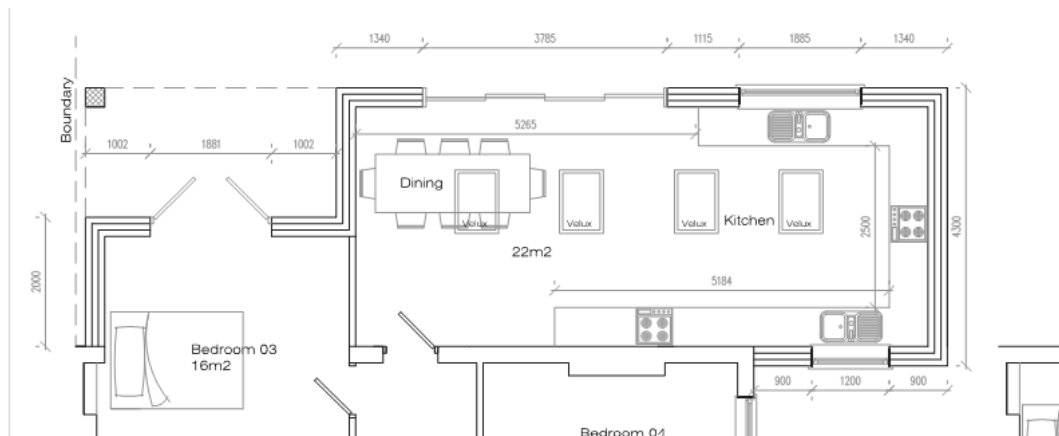
Policy WM9 of the Waste Local Plan requires that the design and layout of new developments must provide within part of their design strategy facilitation of collection and storage of waste, including separated recyclable materials and that provision is made for sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment. No details of how this would be achieved supports the application, however, there is adequate space on the site to achieve the requisite facilities and the scheme details can be secured by conditions should planning permission be granted.

Design

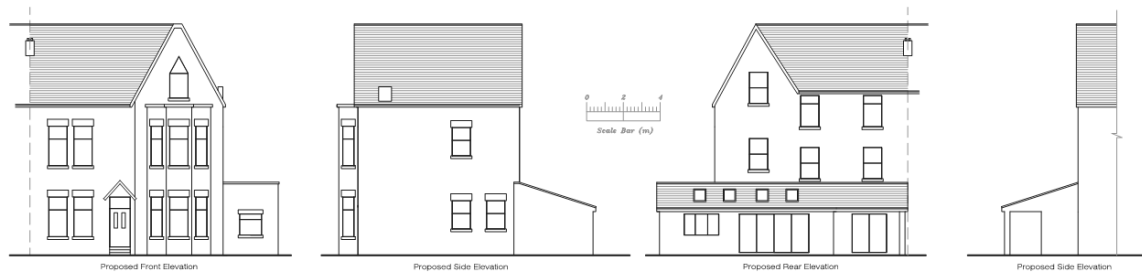
The National Planning Policy Framework and Policies CS2 and CS19 of the Local Plan seek amongst other matters, to ensure that development promotes good quality design, respects its setting.

The proposed single storey extension would create additional accommodation comprising extended 'Bedroom 03' and communal dining and kitchen accommodation.

The extension close to the boundary with the adjoining property would extend 'Bedroom 03' at the rear by 2m. The extension would continue for up to 4 m in depth to provide a covered canopy area aligning with the remainder of the extension.



The canopy would have an open aspect at the side with No. 62 and the mono-pitched roof continue across the rear extension. 'Bedroom 03' would have French doors leading out below the canopy. The extension would present a mono-pitched roof to the rear elevation which would attain a maximum height of 3.96 m. As the extension would extend beyond the gable elevation of the property the elevation facing the street would present an elevation that has the ridge at 3.96 m high with no roofscape visible from this point at it would slope down towards the back of the extension. To add more interest to this elevation the applicant has been asked to revision the elevational detail to include a window. This would add interest to the elevation and provide additional natural surveillance of the side of the property.



The rear elevation of the extension would have large, glazed doors to the dining area and a kitchen window all facing out onto the garden area. No windows are proposed to the side and a window would be inserted to the front elevation facing onto Church Road. No other external alterations are proposed to the building. The extension is considered to be of an acceptable design.

It is recommended that a condition is added to any approval of planning permission to ensure that the finer details of the materials are secured.

Provision for refuse and cycle storage would be sought through attached planning conditions if planning permission is granted. It is not considered that the use of the site property as an HMO and provision of the extension and associated parking would cause significant harm to the character and appearance of the property site or the surrounding area.

Residential Amenity

Saved Policy H5 of the UDP amongst other matters, seeks to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes or adversely impact the character of the street scene. Saved Policy H7 also requires that HMOs would not result in increased noise and disturbance or loss of privacy to neighbours. Policies CS2 and CS19 of the Local Plan also seek to ensure that development avoids unacceptable impacts on existing residents.

Living conditions For Proposed Occupants

The proposed HMO would comprise 4 rooms of accommodation at ground floor with a communal kitchen and dining room circa 32.5 sqm. A further 4 rooms at first floor and 3 within the roof space on the third floor. All of these rooms incorporate en-suite facilities and each room also includes a window for outlook.

The Council does not have any planning policy requirements for spacing standards for HMOs, however, the Government's guidance in relation to HMOs (private renting / houses in multiple occupation) advises that a landlord must make sure that the property meets certain standards and stipulates that the minimum sleeping room floor area sizes are:

- 6.51 m² for one person over 10 years of age
- 10.22 m² for two persons over 10 years
- 4.64 m² for one child under the age of 10 years

Eight of the rooms proposed would meet the size standard for two persons and the remaining three rooms that for one person.

It is noted that there is no communal living room area where residents could spend more time to socialise. Also, some of the rooms would be alongside the main entrance, hallway and internal stairway and some adjoining the communal kitchen and dining area, others would face onto what would become the parking area. However, such arrangements are not uncommon for this type of accommodation and are unlikely to compromise the overall quality of those rooms to such a degree that would warrant refusal.

The rear garden would retain a significantly sized garden to the rear after the extension is built, this area would be accessible and available to the future occupiers of the HMO. The area would also be of adequate size to accommodate seating, cycle storage, drying out areas and waste storage facilities to serve its proposed use.

The property is in a highly accessible area and is in close proximity to amenities which include the town centre, local shopping parades, public transport connections and the occupants would have access to amenity space as well as a nearby park.

On balance, it is considered that the application property and site is of sufficient size for the use proposed and to accommodate a satisfactory level of accommodation for future residents.

Impacts on Existing Residents and Surrounding Area

It is noted that an objection by a local resident raises concern that an HMO is not suitable in the area and overall will have negative aspect on many of the objectives both local and central governments with regard to improving communities. Whilst the objector does not specify the reasons why they consider that the HMO would have a negative impact on the area in improving the community. It is presumed that this concern arises from the potential for occupiers of the proposed use to be of a transitory nature and may not contribute to the local community.

The nature of the proposed occupancy is not indicated in the application. Whilst it is acknowledged that some HMOs would house tenants on shorter tenancies, this assumption cannot be applied to all HMOs. The concern raised that the development would have negative impacts on the community is therefore in Officer's view, seemingly based on assumption of the future residents of the property. The length of tenancy is not a determining matter in the assessment of this planning application. Even so, there is no substantive evidence that this would be the case or that future residents would undermine local community cohesion.

The objector also notes that *'when similar projects have been applied for in the past, KMBC has taken the correct action and rejected these applications.'* As a result, the objector feels that the *'rejection of the previous applications have led to improved properties and developments which have enhanced the area and community whilst also driving property ceilings higher.'* No instances are offered, nonetheless, Officers do not consider that there is a direct basis to compare the circumstances found elsewhere with the development as proposed as each planning application must be taken on its own merits.

Whilst the application proposes a residential use within an established residential area; it is acknowledged that the level of activity (in terms of comings and goings) would be intensified as the proposal would create smaller households which can result in the pattern of associated activity that would be different to that associated with a family dwelling. These factors could manifest in additional noise and disturbance for adjoining neighbours including, for example, noise and disturbance from increased traffic movements. Potential impacts on local residents is discussed

below.

No. 62 (Flats 1-3) and 62A Church Road

Any impacts arising from the proposed development are more likely to affect the adjoining property (No. 62 and 62A) which consists of 3 no. flats with an attached dwelling to the rear. The adjacent site therefore contains four residential units, the house to the rear having accommodation over two floors and having three bedrooms.

The front and side of the neighbouring site is given over to car parking for a minimum of 6 no. cars. The approved layout plans (01/00341/COU) show that all of the rooms along the adjoining wall with the application property are bedrooms. A similar level of parking provision would be provided to serve the proposed development which given the neighbouring situation would not have detrimental impacts on the occupiers of the flats at No. 62.

The layout of the property under consideration would be laid out such that the communal area of the kitchen and dining area, where residents would be expected to spend periods of time and circulation areas (including stairwells) would not share a party wall with the neighbouring property.

Given the nature and scale of the neighbouring site, it is considered that the level of noise/disturbance from the comings and goings of the proposed property would not be unduly detrimental to the amenity of neighbouring residents.

Turning to the proposed extension, this would be sited adjacent to the common boundary with the adjoining property (Flats 1-3 -No. 62 Church Road). There is currently a boundary fence along the common boundary at this point. The approved layout plans for that property indicate that the nearest window to the common boundary at ground floor serves a bedroom (bedroom 2).

The proposed extension does not relate to a householder development, but it is considered appropriate to apply the guidelines of the Householder Supplementary Planning Document. The Householder Development SPD advises that single storey rear extensions up to 4m are considered acceptable.

The proposed extension would be adjacent to the common boundary with ground floor flat of No. 62 and there is currently an existing brick wall with planting along the boundary.



At 4m deep and approx. 150mm off the common boundary, the extension does not exceed the tolerance of the SPD. The furthest end of the extension at the boundary with No. 62 would form an open sided canopy. It is acknowledged that this could provide a covered seating area for the occupiers of 'Bedroom 03' extending the usage of the outdoor space providing cover even in inclement weather. Ultimately this could result in additional activity and noise adjacent to the boundary. However, that area if not developed could be used as a patio area and it is not considered that any noise impacts associated with this part of the development would be significant enough to warrant refusal of planning permission.

Due to the routines of proposed residents being likely to vary, it is unlikely that the majority of residents would use the communal amenity space at any given time. It is not considered that there would be likely to be significant increase in activities associated with the rear amenity space to result in impacts on the neighbour's amenity.

No. 152 Rupert Road (rear)

No. 152 Rupert Road shares a common boundary with the application site being located to the rear and sharing its side boundary with the site. The proposed extension would be single storey and sited between 12.8 m and 13.5 m from the rear boundary. There is existing planting to the rear boundary which provides additional screening. It is not proposed to insert any new windows. The layout would result in 4 no. bedrooms with windows at first and second floor facing onto the side of No. 152 Rupert Road which does not change the current situation.



It is not considered that there would be likely to be significant increase in activities associated with the rear amenity space to result in impacts on the neighbour's amenity.

No. 2 Western Avenue (opposite)

No. 2 Western Avenue presents a blank gable elevation to the application property and site. There is approximately 18 m between the boundaries of the host property and this neighbour. This property gains vehicular access from Western Avenue and the development would have no impacts on access to this site. There would be no other detrimental impacts arising from the development that Officers consider would impact this property.



Summary of Residential Amenity Considerations

As the proposed extension is domestic in scale and the works to convert the property would predominantly be internal it is not considered that there would be excessive impacts from noise/dust during construction works. As such, it is not considered that a Construction Environmental Management Plan (CEMP) to control building activities would be required in this instance.

Despite the fact that the application site is located in an area where the surrounding properties are predominantly occupied by families, given the size of the application property, a large single household could occupy the dwelling which could also result in comings and goings by different members of the household, across various generations.

For the above reasons, it is considered that the extension and occupation of the application site for an HMO with 11 bedrooms would not result in unacceptable harm the residential amenity of surrounding neighbours or the area in general.

On balance, it is considered that the proposal would integrate effectively with its surroundings and that there would be no harm to existing dwellings from the proposal.

Highway Matters

The application site is located in close proximity to Huyton town centre, as well as bus routes within the vicinity of the property, Roby train station is approx. 450 m and Huyton train station is also approx. 1.3km east of the application site.

Parking Provision

The Council's Highways Engineer has advised that given the location of the site and that a HMO could be expected to have a lower car ownership, 6 no. parking spaces would be adequate to serve the development. The application is supported by a layout plan that indicates that 6 parking spaces can be laid out within the site curtilage. Although scheme details for the final layout would be required and would be secured by condition if planning permission is granted.

Site Access

The Council's Highways Engineer has advised that the current site access to the south of the property boundary, would need to be closed and moved to the centre of the property wall. A new dropped kerb would need to be provided circa 8m south of the junction with Western Avenue. This would help facilitate safer vehicle movements away from the junction mouth. A new access at a minimum of 3.5 m wide would be required to serve the new parking.



Whilst the applicant has submitted amended plans to show a revised access point, finer details of revised access point; the location of a new dropped kerb together with details of the method of closure for the existing access would be required, the details of which could be secured through the imposition of a suitable condition(s) if planning permission is granted.

Cycle Storage

The Council's Highways Engineer has advised that the development needs to provide cycle storage for 12 no. bicycles, one per room plus one for a visitor space.

This storage should be covered and offer a means of fully securing the bicycles.

No details of cycle storage supports the application although the required provision could adequately be provided on the site and this can be secured by way of a planning condition if planning permission is granted.

Overall, the development would not have a materially harmful impact upon parking in the area or the wider highway network.

Environmental Considerations

Contaminated Land

The Council's Environmental Health Officers have advised that they have reviewed contaminated land maps and there is no information to suggest the land is contaminated or needs assessing. Given that ground works would be carried out as part of this development, they suggest a contaminated land advisory note is included as an informative with any permission granted.

Arboricultural Considerations

There are a number of trees around the application site, Of more amenity value are trees located to the rear and along the boundary with Rupert Road. It is inevitable that there would be some loss of smaller trees to accommodate the extension, this would include a tree along the common boundary with No. 62. It is considered that the loss of this tree could be suitably compensated for in a landscaping scheme.



Other trees along the eastern (rear) and southern (Rupert Road) boundary offer more amenity value and should be retained where possible and protected during development. Trees to the boundary with No. 62 offer less amenity value to the street scene, and would be likely to be lost to provide parking. Any loss can be mitigated for in the final landscaping scheme to be secured by planning condition if planning permission is granted.



Conclusion

Houses in Multiple Occupation and the wider private rented sector play an important role in meeting housing needs. HMOs provide affordable accommodation for a variety of tenants looking for a more flexible housing type and for people whose housing options may be limited. They contribute to housing choice and are therefore an important sector of the housing market.

As well as forming part of the borough's housing supply and contributing towards meeting housing needs, the proposed HMO would also enable the continued viable use of larger older property and provide an effective use of land and continued use of the building.

The principle of a house in multiple occupation is an acceptable use within a Primarily Residential Area. The proposal has been amended since the original submission to demonstrate car parking provision and a revised site access together with the insertion of a window facing the street. Other matters with regard to the layout can be adequately addressed through the imposition of a suite of planning conditions if planning permission is granted.

On balance, it is considered that the proposed development would not have a detrimental impact on visual and residential amenity, the character of the residential area; and highway safety. The proposed development complies with policies included within the National Planning Policy Guidance (2023), the Core Strategy (2016), Saved Policies of the Knowsley Replacement Unitary Development Plan (2006) together with relevant SPDs.

Recommendation

That planning permission be granted subject to the following conditions:

- 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) Before any above ground works associated with the extension hereby permitted is begun, the materials to be used on all external elevations and roofs shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023); Saved Policies H5, H7 and H8 of the Knowsley Replacement Unitary Development Plan and in accordance with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 4) Notwithstanding the details of the application as indicated on the approved layout, prior to first occupation of the development hereby permitted, the area(s) set aside for parking and manoeuvring shall have been surfaced and drained in accordance with details that have previously been submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt:

- a) the parking area(s) shall be laid out such that 6 no. parking spaces are provided within the curtilage and shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site and shall ensure that arrangement is made so that surface water does not discharge onto the highway.
- b) The layout shall provide for, where possible, the retention of planting / soft landscaping within the site frontage; the details of which shall inform the landscaping scheme required pursuant to Condition 8 of this permission.

The development shall be carried out only in accordance with the agreed details and the area(s) made available prior to the first occupation of the use hereby approved. The area shall be made available for its intended use and retained at all times thereafter.

Reason: In the interests of highway and pedestrian safety, to secure adequate parking provision and drainage and to comply with Policies CS2, CS7, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H7 and T7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Ensuring a Choice of Travel SPD, adopted September 2010.

- 5) Notwithstanding the submitted detail, prior to first occupation of the development hereby permitted, the vehicular access shall be re-located towards the centre of the site and measure a minimum of 3.5 m wide; and new dropped kerb shall be provided circa 8m south of the junction with Western Avenue in accordance with precise scheme details that have first been submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed details, brought into use prior to first occupation and retained in accordance with the agreed details thereafter.

Reason: In the interests of highway safety and satisfactory access to the site and to comply with the National Planning Policy Framework (2023), Saved Policies H5, H7 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 6) The use hereby permitted shall not be occupied until a scheme to permanently close off the existing vehicular and pedestrian access onto Church Road has been submitted to and agreed in writing by the Local Planning Authority. The method of closing off the access should inform the landscaping details required pursuant to Condition 8 of this approval. The scheme shall be implemented as agreed before any part of the development has been brought into use and retained as such thereafter.

Reason: To limit the number of access points and to maintain proper construction of the highway in the interests of highway safety and to comply with the National Planning Policy Framework (2023), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS7 and CS19 of the Local Plan: Core Strategy, adopted January 2016.

- 7) The building shall not be occupied for the use hereby approved until cycle parking provision within the site for a minimum of 12 bicycles to be securely parked in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented in accordance with the agreed details prior to the occupation of the building for the purposes hereby approved and shall remain available for its intended purpose thereafter.

For the avoidance of doubt, the scheme should provide long stay cycle parking which must be covered and offer a means to secure the cycles.

Reason: In the interests of ensuring the provision and availability of adequate cycle storage and promoting sustainable travel opportunities and to comply with the National Planning Policy Framework (2023) Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 8) No part of the development hereby permitted shall take place until full details of landscaping works for the proposed development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) details and location of hedges and trees to be retained;
- b) details including the location size and species of any trees that would be lost due to development;
- b) new hedge planting for the closing off of the existing vehicular access;
- c) specifications and schedules;
- d) planting size;
- e) species and numbers/densities; and
- f) a scheme for the timing / phasing of work.

Any trees which are proposed to be removed due to development shall be replaced on a 2:1 basis.

The planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. 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: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with the National Planning Policy Framework (2023), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 9) Prior to any works relating to the erection of the extension hereby permitted commencing scheme details for the protection of trees to be retained on the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include, but not be limited to:
 - a) a plan showing the location of each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained;
 - b) details of the specification and position of protective fencing and of any measures to be taken for the protection of any retained tree from damage during the course of development.

The development shall be undertaken only in accordance with the agreed details.

Reason: In the interests of amenity and to ensure that the development accords with the National Planning Policy Framework (2023), Saved Policies H5 and DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Trees and Development SPD (2016).

- 10) No part of the development hereby permitted shall be occupied until precise scheme details of arrangements for secure storage of bins and the collection

of waste from the site have been submitted to and approved in writing by the Local Planning Authority.

The scheme details shall include:

- a) the location design and external appearance of a suitable store; and
- b) details of bin provision showing the requisite level and type of bins to serve the development.

For the avoidance of doubt, the siting shall avoid the bin store in a highly visible location on the site out of public view and in a convenient location for future residents and for the facilitation of collection from the site.

The approved scheme details shall be provided before first occupation. The refuse /recycling bins shall be stored in the agreed refuse storage area at all times, with the exception of the allocated refuse collection day and these arrangements shall be maintained at all times.

Reason: In the interests of the amenities of the surrounding area, to comply with the National Planning Policy Framework (2023), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM9 of the Joint Waste Local Plan (2013).

- 11) Prior to the first occupation of the use hereby permitted a Management Plan for the operation of the premises shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include, but not be limited to:-
- a) Arrangements for the management and maintenance all external areas, including garden and associated boundary treatments / gates and landscaped areas, parking provision, cycle and waste stores.
 - b) Arrangements for waste management in relation to the storage and servicing of waste facilities. The arrangements shall ensure the facilitation of collection of waste from the site by making sure that appropriate arrangements are put in place for waste receptacles to be presented on bin collection day and returned to a designated storage areas after their collection as soon as practicable following waste collection.
 - c) The methods to be deployed by the landlord to prohibit nuisance or annoyance caused by residents and their visitors on surrounding neighbours and other occupiers of the application premises and how complaints will be dealt with.
 - d) Recording of complaints received about residents or their visitors in association with the development and in relation to anti-social behaviour. The records shall be made available to the Council on request.
 - e) A contact provided for the reporting of complaints.
 - f) Commitment of the landlord to secure any relevant licence.

The use shall not be occupied until the plan has been agreed and shall thereafter be occupied in accordance with the agreed Management Plan.

Reason: In the interests of residential amenity and to ensure compliance with the National, Planning Policy Framework (2023), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS19 of the Knowsley Local Plan: Core Strategy.

- 12) The house of multiple occupation hereby permitted shall not accommodate any more than 11 persons.

Reason: In the interests of neighbouring residential amenity and to comply with the National Planning Policy Framework (2023), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/04/2024	002	-	Proposed Plans
24/01/2024	003	-	Site Location Plan

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 2 May 2024

Informatives

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

1. Contaminated Land Advisory Note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

Appendix 1 – Site Photographs

