

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00090/FUL

APPLICANT: MFG Construction

WARD AFFECTED: Roby

DEVELOPMENT: RETENTION OF APARTMENT AND ALTERATIONS

LOCATION OF SITE: Maple Lodge, The Orchard, Huyton, Knowsley, L36 5UZ

KNOWSLEY LOCAL PLAN ALLOCATION –

The Orchard Conservation Area
Primarily Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

ARTICLE 35

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 that may have been 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.

PLANNING HISTORY

A previous application was approved at the site for the change of use from a former school kitchen to form a one bedroom apartment (Use class C3) and alterations to elevations (09/00411/COU – approved 1/6/2010).

TECHNICAL CONSULTATIONS:

None

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours and by site notice. No representations have been received.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the retention of apartment and alterations.

POLICY CONSIDERATIONS

The application site is situated within the Orchard Conservation Area and within a Primarily Residential Area. The proposal would not affect the existing use of the site and is therefore acceptable in principle.

IMPACT ON THE ORCHARD CONSERVATION AREA

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

The proposal would involve mostly internal alterations to the existing building to create an additional flat, this includes changes to the roof. The changes are minor in scale and would not be visible outside the immediate environment due to the presence of taller buildings surrounding the apartment. The materials are considered acceptable. The application has been supported by a heritage assessment that concludes that there would be no impact on the character and appearance of the Conservation Area.

Overall, due to the small scale of the proposal and the fact that it would not be readily visible, the application would not affect the character or appearance of the Orchard Conservation Area.

Overall, the application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties due to the small scale nature of the external changes.

HIGHWAY SAFETY

The addition of a single apartment will not significantly impact on traffic movement or highway safety as there is sufficient parking areas within the site.

CONCLUSION

The proposal is acceptable in principle and would not harm the amenity of neighbouring properties or the Orchard Conservation Area. 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/03/2022	-	-	Heritage Assessment
02/03/2022	200	Rev A	Proposed Plans
02/03/2022	-	-	Location Plan

Informatives

N/A

Andrew Hunt

06 June 2022

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