

<u>APPLICATION NO:</u>	25/00003/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	19 Coplehouse Lane, Field Lane Estate, Knowsley		
<u>PROPOSAL:</u>	WIDENING OF EXISTING VEHICULAR CROSSING		

Site Description

The application site is located at 19 Coplehouse Lane, Field Lane Estate and is situated within a Primarily Residential Area in the Local Plan Policies Map. The application property is a two-storey, mid-terraced dwellinghouse.

The front garden area comprises of block paving to provide hardstanding and is enclosed by black metallic vehicular and pedestrian gates with brick posts to the edges. The existing vehicular gates are a width of 6.4m.

The street scene comprises wider highway verges with concrete pavements between plot boundary frontages and boundary treatments with the highway of Coplehouse Lane. The highway verges contain either tarmacked access to the highway or grassed sections with some containing street trees.

Proposal

The proposal is for the widening of the highway verge, specifically the existing vehicular crossing into the front garden area to access the property.

The proposal is sought to allow improved access to the hardstanding and existing parking. The width of the access of the front garden would be increased to 9.1m. The proposal would involve the resurfacing of the existing grass verge to extend the tarmacked vehicular access by a width of 2m. This would involve an additional dropped kerb. The total width of the vehicular access adjoining the highway would be 9m. This would run parallel to the side boundary of the front garden area.

Consultations

Highway Authority: - No objections received, informative suggested.

Environmental Health: - No objections received.

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

No relevant planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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 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.

ASSESSMENT

Policy CS2 sets out local principles which underpin new development in Knowsley. Of particular relevance to this application is principle 3 which seeks to encourage safe and secure access for all.

Policy CS7 outlines the Local Planning Authority's approach to design quality and accessibility and requires development to provide safe, secure and convenient routes

for movement.

The application property is located within a Primarily Residential Area. Whilst it does not relate to residential development, the policy (H5) allows for development which is for uses appropriate to the residential area such as providing access to an existing dwellinghouse.

HIGHWAYS

Paragraph 116 of the NPPF (2024) stipulates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The application site is located within a built-up urban area. The Officers' site visit evidence that No.19 Coplehouse Lane benefits from hardstanding parking within the curtilage of the dwelling capable of accommodating 2 no. vehicles, which would be practically easier to fully utilise the full width of the existing parking should the proposed development be granted.

The Highways Authority have been consulted on the proposal and have not raised any objections to the application. Although, as the kerb is to be extended the applicant is reminded it is an offence to carry out any works within the public highway without the permission of the Highway Authority. This has been included as an informative to be shared with the applicant, at the request of Highways, should the application be granted.

RESIDENTIAL AMENITY

There is no additional built form associated with the development. The surfacing would match and extend the existing hardstanding. The proposals would not adversely impact the residential amenities of any neighbours.

OTHER ISSUES:

ARBORICULTURE

There are street trees within the grassed verge sections, which provide amenity value to the street scene. The proposed works would not be considered to impact on any trees within the street scene given the closest one would be located to in front of No.23.

Conclusion

The completed development is acceptable in terms of design, residential amenity, highways and arboriculture. The application also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to a condition.

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: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/02/2025	-	-	LOCATION PLAN
06/02/2025	FM/25/PL-01	-	EXISTING AND PROPOSED DETAILS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 12/05/2025

Informatives

- 1 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement 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 carried out. 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 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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