

Regeneration and Economic Development Department

APPLICATION NO: 21/00319/FUL

APPLICANT: Diane Carroll

WARD AFFECTED: Cherryfield

DEVELOPMENT: CONSTRUCTION OF DROPPED KERB AND ASSOCIATED WORKS FOR VEHICULAR ACCESS

LOCATION OF SITE: Pavement Fronting 34 Copplehouse Lane, Field Lane Estate, Knowsley, L10 0AF,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Highway Authority – No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. There have been 0 letters of objection, 1 letter of support and 0 letters of comment. The representations are summarised as follows:-

- I am supporting the application. However I was wondering if the drain located on the grass verge opposite the property will be relocated?

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the construction of a dropped kerb and associated works for vehicular access to a section of pavement to the front of 34 Copplehouse Lane in Knowsley. The development is intended to provide access for the occupier of No. 34 to provide in-curtilage car parking.

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

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and the construction of a dropped kerb to provide access to a driveway would be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2, CS7 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016) and the Ensuring a Choice of Travel SPD (2010).

DESIGN

The proposed alterations to the highway would not adversely impact on the street scene and therefore, the proposal is acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal would not have a detrimental impact on the amenity of neighbouring properties.

HIGHWAYS

The proposal would improve vehicular access to the application site to allow in-curtilage parking to the property and the Highways Engineer has no objection to the development.

OTHER ISSUES

Neighbour comments

Comments received regarding the relocation of drains to accommodate the proposal will be dealt with by Building Regulations.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

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

07/04/2021	001	-	LOCATION PLAN
07/04/2021	002	-	PROPOSED PLAN (DROPPED KERB)

Informatives

Chloe Roberts

25 May 2021

Alan Kilroe
25 May 2021

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14ol\21_00319_ful 34 copplehouse lane.rtf