

<u>APPLICATION NO:</u>	25/00416/COU	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	5 Thursby Walk, Southdene, Kirkby		
<u>PROPOSAL:</u>	CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO OFFICES TO CARRY OUT ADMINISTRATIVE FUNCTION (USE CLASS E(g)(i)).		

Site Description

The application site relates to a semi-detached bungalow located on Thursby Walk, Kirkby. The bungalow forms part of a small development of new build bungalows which are completed but currently unoccupied pending the decision on this application. The site is located in a primarily residential area bounded by existing dwellings to the north, a shopping parade to the west and south and an area of amenity grassland to the east.

Proposal

It is proposed to change the use of one of the bungalows from use class C3 to use class E (g) (i) as an office to carry out administrative function. There would be no internal or external alterations to the property.

Consultations

Highway Authority - No objections
Environmental Health - No objections

Representations

This application has been publicised by letters sent to 22 neighbours. It has also been advertised by site notice. No representations have been received.

Planning History

15/00766/OUT - OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 9 NO RETIREMENT BUNGALOWS AND ASSOCIATED DEVELOPMENT - APPROVAL SOUGHT FOR ACCESS, APPEARANCE, LAYOUT, AND SCALE - OTHER MATTERS RESERVED FOR FUTURE APPROVAL – GRANTED 12.02.2016

19/00059/REM - APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 15/00766/OUT - ERECTION OF 9 NO RETIREMENT

BUNGALOWS AND ASSOCIATED DEVELOPMENT - APPROVAL SOUGHT FOR LANDSCAPING – GRANTED 18.07.2019

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

National Planning Policy Framework

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

One Vision Housing (OVH) a member of the Sovini Group purchased the completed properties in 2024 and have been working with KMBC to bring the scheme forward in partnership with Homes England as an independent living scheme under a social rent tenure.

Alternative Futures Group will act as care provider for the scheme.

The scheme is designed to be a home for eight people with learning disabilities, with one of the bungalows on the development (No 5) to be used for staff office provision.

The bungalow is in the middle of the development and as such is proximate to the people supported, therefore enabling a rapid response to any issues arising if appropriate.

There will be one member of staff present in No 5 at any point in time during a 24 hour period.

Sufficient car parking is provided on the site to accommodate one vehicle associated with the office use. The proposal would therefore raise no issues with regards to highway safety.

Given the proposed office use would be associated with the wider development for the care of residents with learning disabilities there would be no issues in respect of excess noise or disturbance to residents and the proposal would not have any adverse impact on residential amenity.

Whilst an office within use class E (g) (i) would be a town centre use given the nature of this proposal the office would need to be on the site to provide effective care for the residents and therefore in this instance a sequential test would not be required.

Conclusion

The proposed change of use to an office is considered to be an acceptable use within a primarily residential area. The proposal would not result in an adverse effect on residential amenity or highway safety and would be in compliance with the relevant Local Plan policies listed above.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/07/2025	-	-	LOCATION PLAN
07/07/2025	-	-	SITE LAYOUT

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **26/08/2025**

Informatives

None required.

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