

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00918/FUL

APPLICANT: Mrs Shelley McLean

WARD AFFECTED: Halewood South

DEVELOPMENT: DEMOLITION OF ANNEX AND ERECTION OF OUTBUILDING

LOCATION OF SITE: The Heyes Farm, Lower Road, Halewood, L26 2XA

KNOWSLEY LOCAL PLAN ALLOCATION –

Sustainable Urban Extension

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H8 - Extensions and Alterations to Residential Properties

ARTICLE 35

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.

PLANNING HISTORY

None Relevant.

TECHNICAL CONSULTATIONS:

Merseyside Environmental Advisory Service – This proposal requires Habitats Regulations Assessment, subject to a suitably worded planning condition to ensure hoarding around the site, there will be no adverse effects on designated sites. Conditions are also required in relation to breeding birds and a programme of historic building investigation.

Natural England - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the demolition of annex and erection of outbuilding.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The outbuilding would have a pitched roof like the existing building. The outbuilding would also not be readily visible in the street scene due to the presence of a tall hedge at the front of the site. Overall, the design of the scheme is acceptable and complies with Core Strategy Policy CS19 and the Householder Development SPD.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 1, the outbuilding would be over 5.5 metres away from the dwelling of number 1 and would not be any closer than the existing outbuilding. It is considered that the outbuilding would not significantly impact the amenity of 1 above the existing annex.

As other properties are further away it is considered that they will not be adversely impacted by the proposal. A condition is required to ensure that the building is not used as a separate unit of accommodation.

The proposal complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

ECOLOGY

This proposal requires Habitats Regulations Assessment for likely significant effects. The Appropriate Assessment concludes that, with mitigation measures, there will be no adverse effect upon the integrity of international and national sites. Conditions are required in relation to Hoarding around the site, a method statement for the swallow and a condition to limit demolition times. Subject to this there will be no harm to ecology. This is supported by the views of Merseyside Environmental Advisory Service who have no objection subject to conditions.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties or ecology. 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 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).

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- 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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

4) Swallow Method Statement

No development shall take place (including any demolition, ground works, site clearance) until a method statement for swallow has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include:

- Avoidance measures to avoid harm to swallow.
- Extent and location of proposed swallow nesting provision.
- Timing for implementation of replacement swallow nesting provision.

Reason: In order to protect wildlife adjacent to the site and to ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016

5) Historic building investigation

No development or demolition shall take place until the applicant or their agents, has secured the implementation and submission of a report on a programme of historic building investigation. That programme of historic building investigation works should be undertaken in accordance with a Written Scheme of Investigation (WSI) and shall be submitted to and approved in writing by the local planning authority prior to works taking place.

Reason: In order to protect wildlife adjacent to the site. and to ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016

6) Hoarding

Prior to any works commencing hoarding shall be erected around the work area, to provide an audio and visual screen to the works. This shall be retained for the duration of the works to avoid the potential for disturbance (though noise and visual disturbance) to qualifying bird species using the arable land adjacent to the site as Functionally Linked Land.

Reason: In order to protect wildlife adjacent to the site. and to ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016

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7) No separate dwelling

The outbuilding shall be used wholly in conjunction with, and ancillary to, the use of The Heyes Farm as a single dwelling-house and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/06/2022	-	-	Habitat Regulations Assessment: Screening Report
13/04/2022	1382_01_01	-	Existing and Proposed Plans & Elevations
13/04/2022	1382_02 Site Plans	-	Existing & Proposed Site Plans
02/03/2022	-	-	Bat Survey: Preliminary Roost Assessment

Informatives

1) Protected Species

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease, and advice must be sought from a licensed specialist.

2) Breeding Birds

no building work or vegetation removal/management is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then the building to be demolished and the vegetation to be removed or managed is to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

3) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

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PS/DC/OP04/05	003	23/9/02

Andrew Hunt

20 September 2022

Signed by

Mark Quinn

21/10/22

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