

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00340/FUL

APPLICANT: Mr Karl Sorsa

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF 1 METRE HIGH GABION WALL TO FRONT BOUNDARY (RETROSPECTIVE).

LOCATION OF SITE: 177 Saxon Way, Tower Hill, Kirkby, L33 4HG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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

N/A

TECHNICAL CONSULTATIONS:

Highways - The location is not expected to have high levels of vehicle movement nor pedestrian footfall. The footway width can also be supplemented with the adjacent verge area, therefore the wall as seen is acceptable.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. Two representations have been received - one objection and one letter of support consisting of the following main points:

Objection

- I object to the application

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

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- The wall obstructs my vision while I exit my driveway in my car.
- Saxon Way is a very busy road being the main thoroughfare for entering and exiting the Estate, the property concerned is positioned on a bend in the road, when I am reversing off my drive I am unable to see if it is safe to do so.
- There is a Substation adjacent to my house and the resident's of 177 Saxon Way regularly park their car on the driveway of the Substation, which exacerbates the situation, there are bushes in their garden that have grown to over 12 feet adjacent to the Sub Station, that makes it very difficult to exit my Driveway, once again my vision is impeded.
- I am fearful leaving my drive as I am unable to see Pedestrians, especially Children and Dog walkers until I am practically on the Pavement.
- This Estate is deemed Open Plan and structures such as walls and fences are not permitted at the front of the property, I understand due to safety concerns and also aesthetically pleasing as the overall view is not interrupted by Walls and Fences”.

Support

- After 17 years on living on Littledale and putting up with people traipsing across front gardens, litter collecting in borders, dogs defecating in gardens I believe it only right that residents can, if they wish be able to build walls or fences at the front of their properties.
- Another aspect to consider is the additional level of security boundary walls can offer. It was only after having a stranger come right up to my window and peer in did I realise how even a simple boundary can help me feel more secure.
- The wall in question, whilst not to my taste, is not unappealing and I think adds to look of the applicants property and surrounding area.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a 1 metre high Gabion Wall to front boundary (retrospective).

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN AND STREETSCENE

When planning permission was granted for the estate the permitted development rights from means of enclosure was removed and this is why the wall requires planning permission. The ability to erect a means of enclosure was removed in order to preserve the appearance of the estate, but given that the dwelling is on the major route through the estate it is considered that in principle a wall would not be harmful to the character of the area.

A gabion wall at the front of a dwelling is a rather unusual feature, however, in this instance the stones inside the baskets are a variety of colours and in the context of the landscaping, brick work and art stone on the house they appear acceptable in this instance.

The wall would not affect the amenity of neighbours due to its low height and location at the front of the dwelling.

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Overall, the proposal complies with Policies CS19 and H8, and the Householder Development SPD and is on balance acceptable.

HIGHWAYS SAFETY

NPPF Para 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residential cumulative impacts on the road network would be severe.

“109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

In relation to the safety of the wall, the wall is 1 metre high, at this height it is considered that any reduction in visibility is modest and is not significantly harmful to highway safety. This view is supported by the council's highways department who have no objection to the development. The wall affects visibility less than the vegetation next to the substation.

In relation to existing parking problems in the area, this is not something that the development makes significantly worse.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. 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 retained 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
23/04/2021	-	-	Location Plan
23/04/2021	-	-	Site Plan

Andrew Hunt

19 July 2021

Alan Kilroe
26 October 2021

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

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