

Regeneration and Economic Development Department

APPLICATION NO: 22/00136/FUL

APPLICANT: Beverley Neil

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A DETACHED SUMMER HOUSE (DEMOLITION OF EXISTING GARAGE)

LOCATION OF SITE: 35 Honeybourne Drive, Prescott, Knowsley, L35 7NB

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Cadent Gas Limited - No objections in principle.

Whiston Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks permission to demolish an existing detached garage in the rear garden of a detached house on Honeybourne Drive and to erect a detached summer house in the rear garden. There is public open space to the rear of the house.

POLICY CONSIDERATIONS

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

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The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposed building is acceptable and would not be detrimental to the visual amenities of the occupiers of neighbouring properties or the wider area. The building would be in excess of 16m from the rear of neighbouring houses and would not be detrimental to outlook. The application does not raise any crime or anti-social behaviour issues. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

There is an existing attached garage and driveway which can accommodate three cars or more. As such the parking standards of the Council are maintained and no other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for a detached summer house for dwelling in a residential area and raises no residential amenity issues. The single storey building would be more than 16m from neighbouring houses and not give rise to privacy or overlooking issues. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual or residential amenity of neighbouring properties or the wider area. The application complies with planning policies and is therefore 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).
- 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 detached building hereby permitted shall match those of the existing dwelling 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/03/2022	TQRQM2206 1 1	2	LOCATION PLAN

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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21/03/2022	PL2	3	PROPOSED FRONT AND REAR ELEVATIONS
21/03/2022	PL3	3	PROPOSED SIDE ELEVATIONS AND FLOOR PLAN
21/03/2022	PL5	3	SECTION
21/03/2022	PL6	3	EXISTING AND PROPOSED SITE PLANS

Informatives

1. See attached Cadent letter

Lee Osborne

25 July 2022

Signed by

Mark Quinn

26/07/22

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

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