

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00103/FUL **CASE OFFICER:** Andrew Hunt

WARD: Cherryfield **PARISH:** N/A

LOCATION: To The Rear Of Lynton, Field Lane, Field Lane Estate, Knowsley

PROPOSAL: ERECTION OF 1NO. 4 BEDROOM DWELLING.

Site Description

The application site is an irregularly shaped piece of land to the west of Field Lane. It consists of overgrown vegetation. It is located to the south of the residential property named 'Lynton' and there are other dwellings to the south, east and west. There is a wooded area to the north east and Valley Road (A506) is a short distance to the north.

Proposal

The proposal is for the erection of 1no 4 bedroom dwelling. This would be orientated east towards Field Lane. The dwelling would be 8.2 metres high, 9.8 metres wide and 11.2 metres deep. It would be 70cm away from the boundary to the north and 90cm away from the southern boundary.

There would also be a parking area, front garden and brick wall and railings. The railings would be 1.5 metres high at capstone level with a small part near the boundary with Lynton being 2.6 metres high.

Consultations

Arboricultural Officer - No objection, the arboricultural document is acceptable. The stem is restricted and hasn't increased that much in diameter however, the crown is larger. Compaction matting should be installed around the RPA.

Environmental Health – No objection subject to conditions in relation to contamination, construction hours and dust control.

Highways - No objection subject to conditions to secure visibility splays and cycle parking and an informative in relation to dropped kerb crossings.

Merseyside Environmental Advisory Service – No objection subject to conditions in relation BNG (and to make the site plan an approved document), a lighting scheme, breeding birds, bird and bat boxes, hedgehog avoidance measures.

Merseyside Fire and Rescue – No objection subject to informatives.

United Utilities – No comment subject to informatives.

Representations

This application has been publicised by letters sent to 11 neighbours and by a site notice. No representations have been received.

Planning History

17/00788/FUL - ERECTION OF 1 NO. DETACHED DWELLING WITH ASSOCIATED WORKS AND ACCESS OFF FIELD LANE. – approved – 17.04.2018

14/00356/OUT - OUTLINE APPLICATION FOR THE ERECTION OF 1 NO THREE BEDROOM TWO STOREY DWELLING ALL MATTERS RESERVED – approved – 23.11.2015

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

CS3 - Housing Supply, Delivery and Distribution

CS7 - Transport Networks

CS8 - Green Infrastructure

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS22 - Sustainable and Low Carbon Development

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

H5 - Development within Primarily Residential Areas

DQ4 - Trees and Development

ENV5 - Contaminated Land

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area. Therefore, the development of the site for housing is considered acceptable in principle. The principle of development has also been established in two previous applications for a single dwelling on the site.

CHARACTER OF AREA

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal is for the erection of 1 no 4 bedroom dwelling. The dwelling would be orientated east towards Field Lane. There would also be a parking area, front garden and brick wall and railings. The railings would be 1.5 metres high at capstone level with a small part near the boundary with Lynton being 2.6 metres high.

The northern part of Field Lane is generally characterised by two storey semi-detached properties, with the exception of a single storey bungalow to the north (Lynton).

The proposed elevations are almost identical to the last approved planning application (17/00788/FUL) with the main changes being:

- the addition of a dormers in the roof, at first floor and in the single storey side projection,
- the addition of rooflights in the roof at the rear, and
- the side window has been increased in height from 1st floor to be at the top of the roof
- The removal of a tall side chimney.

As a result of the changes the current proposal has 3 floors with a bedroom in the loft.

The proposal would be the same height (8.2 metres) as the previous proposal but would have a front dormer at first floor level.

The proposal would be a 2.5 storey dwelling, but would have the same height as a standard 2 storey building. This would not be materially higher than the surrounding two storey properties and would not be over dominant in the street scene. Whilst it would be higher than Lynton to the north, Lynton, not the proposed dwelling is the outlier in the streetscene as all other properties are two storey in height and it is the only single storey bungalow on the northern end of Field Lane.

The dormer and rooflights would mean that the property is not materially taller than a typical two storey dwelling. There are other front dormers within the streetscene including a first floor dormer opposite and on the corner of Amanda Road.

Overall, the changes from a standard two storey dwelling have minor effect on the streetscene and allow the more efficient utilisation of the space available within the site.

There would also be a parking area, front garden and brick wall and railings. The railings would be 1.5 metres high at capstone level with a small part near the boundary with Lynton being 2.6 metres high.

The boundary treatments are also considered acceptable and comply with planning policy requirements for brick and railings rather than fencing in public facing areas.

The materials proposed are Terca Woodland Mixture Brick with White K-rend render and the roof tiles would be grey Marley Modern. The chosen materials are considered to be standard for a residential area and in keeping with the surrounding area.

A planning condition is required to remove permitted development rights for extensions to the dwellings to prevent over development of the site from having a detrimental impact on the character of the area and to prevent harm to the amenity of neighbours

Overall, the dwelling is of an attractive design and appearance, which would be consistent with the surrounding properties and the boundary treatments are also considered appropriate. Overall, there would be no harm to the streetscene and the proposal complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The amended New Residential Development Supplementary Planning Document (SPD), gives guidance on the separation distances that should be maintained between residential properties to ensure that harm is not caused to amenity by overshadowing, loss of privacy or through undue dominance. The SPD sets out that:

- 22m should be provided between existing rear principal elevations and proposed principal elevations for two storey properties
- 20m should be provided between the principle elevations of two storey properties
- 12m should be provided between the principal elevation of one property and the gable elevation of another, and
- properties should have a garden depth of at least 10m.

Existing residents

In relation to the neighbours, Lynton does not have any south facing habitable rooms windows that would be affected by the dwelling, both Lynton to the north and 6 Field Lane to the south have garage next to the boundary. Therefore they would not be affected by loss of light or outlook impacting main habitable rooms. The houses at the rear would also not be affected as they are further away and the dwellings are located further to the north west away from the boundary. The dwellings opposite on Field Lane would also be more than 22 metres away (31 metres away) as would the dwellings to the south west (28 metres away).

In relation to privacy, there is a proposed side window at 2nd floor level, a condition will be added to ensure that this is obscure glazed to protect the privacy of Lynton.

In relation to demolition/construction impacts, they can be mitigated by conditions to restrict demolition/construction hours and by a dust control measures. This is supported by the views of Environmental Health who have no objection to the proposal subject to conditions in relation to contamination, construction hours and dust control to protect residential amenity.

Overall, there would be no harm to the amenity of neighbouring dwellings and the proposal would be in compliance with Local Plan policy CS19.

Future occupiers

The proposed dwellings would provide an acceptable level of amenity for future occupiers with all habitable rooms having windows that would ensure good outlook and light.

All habitable rooms would have at least one window providing sufficient light and outlook.

Whilst the garden depth is not 10 metres, (It is 6.3 - 8.45 metres long) there is a large side and front garden which provides amenity space.

Whilst a different shape to most houses, the gardens still provide an appropriate level of amenity space and are on balance acceptable. In addition, the same garden shape was previously approved at the site.

Overall, it is considered that the development will provide a good standard of amenity for future residents. The development complies with Policy CS19 of the Core strategy as it would result in a good standard of amenity for occupiers and neighbouring properties.

HIGHWAYS

NPPF para 116 states that a development should only be refused on highways grounds if

“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, following mitigation, would be severe, taking into account all reasonable future scenarios”.

The proposal would result the creation of 2 parking spaces at the site. Whilst this is slightly below the 3 parking spaces normally required and as stated within the Supplementary Planning Document ‘Ensuring a Choice of Travel’, this minor shortfall would not impact highway safety. due to off street parking areas on Greenbank Drive and excellent bus links (with a bus stop directly opposite) In addition, the same number of spaces (2) was previously approved at the site. The appropriate visibility splays have not yet been demonstrated, but there is sufficient space within the site to do this and this can be reserved to a planning condition This view is supported by the council's highways advisor who have no objection subject to securing visibility splays and cycle parking by condition.

Overall subject to a condition to secure visibility splays and cycle parking, there would be no harm to highway safety. Overall, the application complies with Core Strategy Policy CS7 which seeks to ensure that new development is located within a sustainable location and complies with relevant parking standards.

ECOLOGY

Policy CS8 (Green Infrastructure) in the Core Strategy states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks.

A number of Ecological Surveys (including a Preliminary Ecological Appraisal and a Preliminary Bat Roost Assessment) have been submitted in support of the application. They identify that the proposed development would not have a significant impact on protected species or their habitats.

In relation to Biodiversity Net Gain, the submitted metric shows that the development is unable to achieve 10% net gain requirement on site. The metric confirms a loss of -0.13 habitat units (-97.73%). Therefore mandatory 10% BNG is not currently achieved. However, the applicant has stated their intention to purchase units from a habitat bank. Therefore, the BNG information is accepted, pending a minor amendment that can be resolved prior to submission at discharge of condition stage.

The minor amendment required is the change of strategic significance of the post-development habitats from “Locally ecologically desirable but not in a local strategy” (which should not be used

according to the Statutory Metric User Guide¹) to “Area/compensation not in local strategy”. This change has minimal impact on the units provided but must be changed prior to purchase of offsite units to ensure the correct amount is allocated.

With this amendment, and the addition of offsite compensation, it is considered that the development is capable of delivering the required minimum 10% net gain in biodiversity post-development and is accepted. To satisfy the mandatory BNG condition the applicant will need to provide the gain site reference number along with their Biodiversity Gain Plan, which shows that habitat units have been allocated to the development on the Natural England biodiversity gain sites register.

The development is subject to the mandatory pre-commencement biodiversity gain condition, meaning the development cannot begin until a biodiversity gain plan and associated documents have been submitted and approved by the local planning authority.

Overall, there would be no harm to ecology provided conditions are attached in relation to BNG, a lighting scheme, breeding birds, bird and bat boxes and hedgehog avoidance measures.

This is supported by the views of Merseyside Environmental Advisory Service who have no objection to the scheme subject to conditions. Overall, the proposal complies with Core Strategy Policy CS8.

TREES

Part 10 of Policy CS21 (Greenspaces and Trees) states that the Council will encourage proposals for new development to incorporate:

- a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
- b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
- c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

Saved UDP policy DQ4 states proposed developments shall include appropriate planting of trees and other soft landscaping, having regard to the character of the surrounding area.

In relation to trees, the application has been supported by an arboricultural implications assessment. This demonstrates that the dwelling will not impact on existing trees on site.

The proposal has been reviewed by the council’s arboricultural officer who has no objection. Subject to compaction matting being installed around the root protection Area This will be secured via planning condition. Overall, there would be no harm in relation to trees and the proposals complies with Core Strategy Policy CS19 and saved UDP policy DQ4.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to the character of the area, ecology, highway safety or amenity. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

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) Plans

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.

Pre Commencement

- 3) BNG Gain Plan

No development approved by this permission shall commence until a Biodiversity Gain Plan for delivery and monitoring of Biodiversity Net Gain, completed statutory Biodiversity Metric, baseline habitat map and proposed site plan have been submitted to and approved in writing by the Local Planning Authority. These must accord with one another accord and must show proof of purchase and allocation of any offsite units or statutory credits being used to achieve mandatory 10% BNG.

Reason: In order to meet Biodiversity Net Gain and to ensure compliance with NPPF 2024.

- 4) Contamination

A Phase I site investigation shall be submitted for written approval prior to works commencing in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.

If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing. In any event the applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be

encountered during the development of the site. A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: To protect human health from contamination risks in the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5) Bird and Bat Boxes

Prior to works above slab level, details of bird and bat boxes (including their number, location and detailed specification) must be submitted to and approved in writing by, the local planning authority. All works shall be carried out in accordance with the approved details prior to occupation of the dwelling and shall be retained as such hereafter.

Reason: In order to secure bird and bat boxes on the site to improve biodiversity in accordance with policy CS8 in the Knowsley Local Plan Core Strategy (2016)

6) Lighting

Prior to the erection of any lighting on site, a lighting scheme must be submitted to and approved in writing by, the local planning authority that protects bats and does not result in excessive light spill onto the habitat. The scheme shall be implemented prior to occupation of the dwelling and retained hereafter.

Reason: In order to protect bats from artificial light.

7) Tree Work Measures

No works shall commence until compaction matting is installed around the root protection area. Construction within the root protection area should accord to the principle that the tree and soil structure take priority and the most reliable way to ensure this is to preserve the root protection area completely undisturbed. Limited excavation may be acceptable subject to justification, using hand tools. Roots under 25mm may be pruned back making a clean cut, except where they appear in clumps. Such roots may be essential in the tree's health and stability.

Reason: In order to protect the tree during construction work.

Pre occupation

8) Cycle Parking

The residential property hereby approved shall not be occupied until two long stay cycle parking spaces that are covered and secure has been submitted and approved in writing by the local planning authority. The property shall not be occupied until the cycle parking has been provided for use in accordance with the approved scheme.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016

9) Visibility Splays

The dwelling shall not be occupied until visibility splays of 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge into the site and the width measured outward from the edges of the access. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility and to comply with Policy CS19 of the Core Strategy, adopted January 2016

Ongoing

10) Permitted Development

The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 Class aA and Class E or any amendments made to that Order, shall not apply to the dwellings approved (shown on the Proposed Site Plan – Rev P10 – received 17/06/2025):

- no extensions shall be carried out to the dwelling(s)
- no outbuildings shall be erected.

unless planning permission for such development has been granted by the local planning authority.

Reason: To protect the residential and visual amenities of the area, safeguard the character of this residential development and to comply with the National Planning Policy Framework; 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.

11) Obscure Glazed

The second floor side window hereby approved shall be:

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: In order to protect the privacy of neighbours.

12) Reasonable Avoidance Measures

Prior to the commencement of development, the following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on hedgehogs and shall remain in situ for the duration of the construction works:

Hedgehogs

- A pre-commencement check for hedgehog;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In the interests of biodiversity conservation, to protect existing wildlife on site and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

13) Hedgehog Highways

Any fences installed on site shall have hedgehog highways (13cm x 13cm gaps in the fences) to allow the free movement of hedgehogs. The gaps shall be installed prior to the erection of the fence and retained hereafter.

Reason: In the interests of biodiversity conservation, to protect existing wildlife on site and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

14) Site Clearance

No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance 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 all trees, scrub, hedgerows, and vegetation are 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.

Reason: To protect breeding birds.

15) Construction Hours

No construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: In order to protect neighbours from inappropriate noise.

16) Dust

When required, water suppression techniques shall be employed throughout the construction phase to prevent dust travelling off-site.

Reason: In order to protect neighbours from dust.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **12/01/2026**

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/07/2025	P398_105	-	Proposed Boundary Treatments
09/07/2025	P398_104	A	Proposed Elevations
17/02/2025	P398_103	-	Proposed Floorplans
17/02/2025	P398_102	-	Proposed Site Plan
17/02/2025	P398_100	-	Location Plan

INFORMATIVES

1) Highways - Dropped Kerb Crossings

To request a quote for a dropped crossing from our contractor Tarmac they can be contacted via 0800 023 2334 or knowsley.highways@tarmac.com. Tarmac will then instruct an Inspector to attend the location and scope out the works.

The applicant is reminded that it is an offence to carry out any works within the public highway without the permission of the Highway Authority.

2) Merseyside Fire and Rescue – See Letter

3) United Utilities – See Letter

4) BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in the appendix to this notice. Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan would be Knowsley Council.