

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00468/COU

APPLICANT: Victoria Corcoran

WARD AFFECTED: Halewood North

DEVELOPMENT: CHANGE OF USE OF MIXED USE DEVELOPMENT OF CATTERY AND RESIDENTIAL DWELLING (SUI GENERIS USE) TO FORM SEPARATE UNITS OF A DWELLINGHOUSE (USE CLASS C3) AND A SEPARATE CATTERY (SUI GENERIS USE)

LOCATION OF SITE: The Pets Country Manor, Netherley Road, Tarbock Green, Knowsley, L35 1QE

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

Tarbock Village Conservation Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS5 - Green Belt

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

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

A previous application was approved at the site for a change of use from Pub (A4) to Midex Use Residential and Cattery (Sui Generis) - (12/00383/FUL – approved 8/11/12). Several other applications have been approved for extensions to the building.

TECHNICAL CONSULTATIONS:

Environmental Health - No objection.

Highway Authority – No Objection - The change of use will have no material impact on the local highway network.

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

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NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. One representation has been received consisting of the following main points:

- I fully support the application.
- The owners have made a positive contribution to the local community and local economy.
- They have invested significant personal time and finances to develop their cattery business and have won several awards.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a change of use from mixed use cattery and Residential Dwelling (Sui Generis use) to form separate units of a dwellinghouse (use class C3) and a separate cattery (Sui Generis Use).

PRINCIPLE OF DEVELOPMENT

The application site is situated within the Green Belt, however, the application would change the site from a mixed use residential and cattery business to a separate cattery and residential use.

UDP policy G6 allows the change of use of buildings in the Green Belt subject to criteria including that the change would not adversely impact on the openness of the Green Belt and that the building is of permanent and substantial construction.

NPPF para 146 states that material changes of use in the Green Belt are acceptable where they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

“Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:...”

“e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);”

In relation, to the impact on the openness of the Green Belt, the change of use would not by itself result in any additional impact or conflict with the purposes of including land within the Green Belt. It would merely separate an existing use into two separate parts.

Therefore, the development is considered acceptable in principle and consistent with Core Strategy Policy CS5, UDP policy G6 and NPPF para 146.

RESIDENTIAL AMENITY

Existing Residents

The change would not impact on the amenity of neighbours. This is supported by the view of the council's Environmental Health team who have no objections to the proposal. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

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Future Occupiers

Private Amenity Space

The dwelling would have sufficient amenity space and the individual bedrooms would provide acceptable level of light and outlook. Overall, it is considered that the development would ensure an acceptable standard of living for future occupiers. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

HIGHWAYS

The proposal would not have a material impact on the highway network. This is supported by the views of the council's highways department who have no objection to the proposal. The application therefore complies with Core Strategy Policy CS7.

HERITAGE

In relation to heritage matters. The site is located within the Tarbock Village Conservation Area, however the proposal would not result in any further built development taking place at the site. Therefore, there would be no material impact on the conservation area. As a result, the development complies with Core Strategy Policy CS20.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to living conditions, highways, or heritage. 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).

- 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) Cattery Hours

The cattery shall not have any visitors or deliveries outside of the hours 09:00 – 18:00 Mondays – Fridays and 09:00 until 14:00 on Saturdays. There shall be no visitors or deliveries on Sundays, bank or public holiday.

Reason To safeguard the amenities of nearby residents and to comply with Core Strategy Policy CS19.

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

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/06/2021	2017.010.01	-	Block Plan of Site
02/06/2021	-	-	Location/ Existing Site Plan

Andrew Hunt

29 June 2021

Alan Kilroe
29 June 2021

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