

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00566/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott South

PARISH: Whiston
Town Council

LOCATION: Avondale Nursing Home, 11 Sandstone Drive, Whiston, Knowsley, L35
7LS

PROPOSAL: ERECTION OF 1NO. FLAT ROOF OUTBUILDING WITH AN
EXTERNAL ACCESS RAMP IN EXISTING CARE HOME GARDEN
AREA FOR USE AS ADDITIONAL MEETING SPACE FOR STAFF /
RESIDENTS.

Site Description

The application site is a rectangular piece of land at the front of Avondale Nursing Home close to Sandstone Drive. There is a bench, footpath, grassed area and trees within the site area. To the north and west is the main building and the wider care home. There are other houses to the south (on the opposite side of Sandstone Drive) and to the north east (on Sandstone Drive).

Proposal

The application is for the erection of 1no flat roof outbuilding with an external access ramp in existing care home garden area for use as additional meeting space for staff/residents.

The outbuilding would be 4.1 metres deep, 6.06 metres wide and 2.7m high. The total footprint of the building would be 24.86sqm.

Consultations

Arboriculture – The loss of 1 tree on site is acceptable due to its condition, however the 2:1 replacement policy still applies. The proposed trees are acceptable.

Environmental Health – The ground gas risk assessment is acceptable. No objection subject to a construction hours condition.

Representations

This application has been publicised by letters sent to 46 neighbours and by a site notice. No representations have been received.

Planning History

There are several planning applications approved at the site, the following are

considered relevant:

15/00296/FUL - ERECTION OF SINGLE STOREY EXTENSION - 07.08.2015.

10/00550/FUL - ERECTION OF 2 NO. CONSERVATORIES WITH ACCESS RAMPS TOGETHER WITH ERECTION OF NEW COVERED LINKS TO RELOCATED SMOKING SHELTERS - 02.12.2010

00/00802/FUL - ERECTION OF SINGLE STOREY EXTENSION TO REAR ELEVATION TO FORM KITCHEN AND LAUNDARY TOGETHER WITH DISABLED ACCESS RAMP AND ALTERATIONS TO EXTERNAL ELEVATIONS - 02.02.2001

96/00520/APP - RETENTION OF DETACHED CONSERVATORY - 19.12.1996

74/12248/HIST - WITHIN THE GROUNDS OF WHISTON HOSPITAL DELPH LANE :- ERECTION OF 50 PLACE ESMI NURSING HOME ~ PROVISIONS - 08.11.1989

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
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

H5 - Development within Primarily Residential Areas

H7 - Provision of flats, nursing and residential homes, hostels and houses in multiple occupation (HMO's)

ENV2 - Noise and Vibration

ENV6 - Landfill Gas

DQ4 - Trees and Development

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

Principle of Development – Policy

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

- a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;
- b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and
- c) Accommodate future maintenance and long term management requirements.

Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that: new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not:

- Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion smells, fumes, on-street parking or other causes; or
- Adversely affect the character or street scene of the area.

Replacement UDP Saved Policy H7 (Provision of flats, nursing and residential homes, hostels and houses in multiple occupation (HMO's)) states that proposals for residential homes, will be permitted provided that:

- “a) There would be no unacceptable increase in the level of noise or disturbance, or loss of privacy, for occupiers of neighbouring property;
- b) Any necessary vehicle parking areas would be adequate to meet the needs of the development, safe and screened and/or landscaped so as to avoid causing loss of visual amenity in the area;
- c) Bin stores, fire escapes and clothes drying areas would be adequately screened or designed so as to avoid causing loss of visual amenity;
- d) In the case of proposals to convert existing property, the property would be suitable in terms of its size and character to accommodate the development proposed; and
- e) In the case of proposals for nursing or residential homes, hostels or

Houses in Multiple Occupation, the proposals would not result in:

- An existing dwelling having a nursing home, residential home, hostel or HMO on both sides; or
- More than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO”.

Paragraph 61 of the NPPF states that the overall aim should be to meet an area's identified housing need including an appropriate mix of housing types for the local community. When establishing need the size, type and tenure of housing needed for different groups in the community should be assessed. Groups should include looked after children, and evidence of this need can be found in the local authority's sufficiency strategy.

Principle of Development

The proposal is for a training/meeting room area in connection with the existing use of the site as a nursing home. The proposal would not result in harm to the amenity of neighbours or the character of the area due to its small scale. Therefore, the proposal is considered to be acceptable in principle.

Overall, the proposal complies with UDP Policy H5, Core Strategy Policy CS19 and the NPPF.

CHARACTER OF AREA

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The proposal would consist of a small outbuilding with brown brick walls, white double glazed UPVC windows and a pitched roof felted with roofing tiles. The building would be relatively small scale with a height of 2.7 metres and would be partially screened when viewed from Sandstone Drive. The building would also be set back significantly from Sandstone Drive. When viewed against the existing context of the large care home, it would be a minor addition.

Overall, the proposal would not result in harm to the character of the area and the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that: new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not:

- Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion smells, fumes, on-street parking or other causes; or

- Adversely affect the character or street scene of the area.

Existing Residents

There are existing dwellings to the north east (on Sandstone Drive) and to the south (on the opposite side of Sandstone Drive) which are arrayed in a semi circular shape.

The outbuilding would be 10.4 metres away from no 15 Sandstone Drive located to the north east, however, as the building is single storey and screened with fencing and trees along the boundary, there will be no loss of light, privacy or outlook for number 15.

The other neighbouring buildings would be further away from the proposed outbuilding and there would be no harm to light privacy or outlook of other neighbours.

A condition is proposed to ensure that construction works only take place within defined hours to minimise any construction impacts on residents. Overall, there would be no harm to the amenity of neighbours from noise and disturbance provided a condition is attached in relation to opening hours. This is supported by Environmental Health who have no objection subject to this condition.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19 and UDP policy H5.

GROUND GAS RISK

The application is located within an area in close proximity to a quarry off Delph Lane, which is known to have generated ground gas.

Policy ENV6 (Landfill Gas) states the following:

1. Development on former landfill sites, or within 250 metres of current or former landfill sites will only be permitted, where the applicant can clearly demonstrate that there is no risk from the generation or migration of landfill gas or other hazardous substances, or that satisfactory measures can be taken to counter any possible hazard either to the development site or other receptors.
2. Residential development will not be permitted where active gas control measures are necessary

The applicant has submitted a Ground investigation Report. This concludes that based on the gas monitoring data obtained within the investigation, gas protection measures are not required. This has been reviewed and accepted by the council's Environmental health team who are satisfied with the report. The report will be made an approved document. Overall, the applicant has demonstrated that the proposal will not result in ground gas risk and the proposal complies with Core Strategy Policy ENV6.

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.

UDP Policy DQ4 (Trees and Development) states the following:

“Developments affecting existing trees

2. Development proposals affecting existing trees, woodlands and other vegetation, which make a positive contribution to amenity, should make provision for their retention.

3. Applicants for planning permission will be required to provide a detailed survey of all existing trees on the site and the likely effects on them of the proposed development, as outlined in the Council’s technical advice note

“Trees and Development”.

4. Where the Council accepts that tree loss will be unavoidable the applicant will be required to make adequate provision for their replacement, normally including two new trees for each tree lost. Replacement planting will take into account the number; size and species of trees lost and should contribute to the extension of tree and woodland cover across the Borough”

The development would result in the loss of a single tree, however, the tree in question is not considered to be of high quality. Therefore, the tree can be replaced with replacement planting to mitigate the loss. A planning condition will be attached to secure a replacement tree planting on a 2:1 ratio. Overall, provided this condition is in place there would be no harm to trees that cannot be mitigated and the proposal complies with Core Strategy Policy CS21 and UDP Policy DQ4. This is supported by the council’s arboricultural officer who has no objection subject to a replacement planting condition.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to the character of the area, neighbour amenity or trees. 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 (2021).

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.

3) Tree Planting

Prior to the end of the first available planting season following commencement of works, two replacement trees (size 14-16cm girth Prunus aviums) shall have been planted within the grounds.

Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: To mitigate the loss of a tree by providing replacement planting.

4) Construction Hours

No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: To protect neighbours from noise at inappropriate hours.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>10/06/2026</u>

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
02/04/2026	CCG-C-25-15990	-	GROUND INVESTIGATION REPORT
02/04/2026	-	-	Schedule of works
07/11/2025	01	-	Proposed Plans

29/10/2025	-	-	Location Plan
13/10/2025	02	-	Proposed Block Plan
13/10/2025	-	01	Method Statement
13/10/2025	-	-	Arboricultural Impact Assessment

INFORMATIVES

N/A