

<u>APPLICATION NO:</u>	26/00024/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	433 - 435 Cronton Road, Cronton, Knowsley		
<u>PROPOSAL:</u>	S73 APPLICATION FOR THE VARIATION OF CONDITION 3 (NO MORE THAN SIX ADULTS WITH COMPLEX HEALTH AND TRAUMA RELATED NEED RESIDING AT THE USE CLASS C2 PROPERTY HEREBY PERMITTED AT ANY TIME AND NO CHILDREN SHALL RESIDE AT THE USE CLASS C2 PROPERTY AT ANY TIME.) ATTACHED TO PLANNING PERMISSION 25/00101/FUL (CHANGE OF USE OF RESIDENTIAL DWELLING (C3) TO CARE HOME FOR CHILD AND ADULT CARE TO SUPPORT PERSONS OF COMPLEX HEALTH AND TRAUMA RELATED NEEDS (C2) FOR UPTO 6 RESIDENTS, TOGETHER WITH THE CONVERSION OF GARAGE AND INTERNAL AND EXTERNAL ALTERATIONS) TO CHANGE CONDITION 3 TO ALLOW THE PROPERTY USE TO INCLUDE CHILDREN RESIDENTS		

Site Description

A part detached part attached dwelling and associated curtilage on Cronton Road close to the crossroads junction with Smithy Lane and Chapel Lane. The original house is detached dwelling with a single storey extension at the front which is attached to the hairdressing salon adjacent. The front hard surfaced area serves as a parking area.

In 1997 planning permission was granted for a change of use of a workshop at the property to residential use. In 2021 a certificate of lawful use was granted for the existing single storey extensions at the front, side and rear for residential use as part of the dwelling house.

Proposal

The proposal is for a variation of condition 3 attached to planning permission

25/00101/FUL: Change of use of residential dwelling (C3) to care home for child and adult care to support persons of complex health and trauma related needs (C2) for up to 6 residents, together with the conversion of garage and internal and external alterations

To change the wording from

“There shall be no more than six adults with Autism, Asperger’s and behavioural issues or other similar needs residing at the Use Class C2 property hereby permitted at any time and no children shall reside at the Use Class C2 property at any time”

To allow the use of the property as Use Class C2 for up to 4 children in residence

with associated carers.

Consultations

Cronton Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 19 neighbours. It has also been advertised by site notice. No representations have been received.

Planning History

97/00377/APP - CHANGE OF USE OF WORKSHOP TO RESIDENTIAL USE AND CHANGE OF USE. Granted: 12.11.1997.

20/00780/CLU - CERTIFICATE OF LAWFULNESS FOR EXISTING SINGLE STOREY FRONT SIDE AND REAR EXTENSION FOR USE OF THE EXISTING RESIDENTIAL DWELLING HOUSE. Granted: 26.02.2021.

25/00101/FUL - CHANGE OF USE OF RESIDENTIAL DWELLING (C3) TO CARE HOME FOR CHILD AND ADULT CARE TO SUPPORT PERSONS OF COMPLEX HEALTH AND TRAUMA RELATED NEEDS (C2) FOR UPTO 6 RESIDENTS, TOGETHER WITH THE CONVERSION OF GARAGE AND INTERNAL AND EXTERNAL ALTERATIONS. Granted: 23.05.2025.

25/00426/FUL - CHANGE OF USE OF RESIDENTIAL ANCILLARY ANNEX (C3) TO A SELF CONTAINED 1 BEDROOM APARTMENT WITH ALTERATIONS TO ELEVATIONS. Granted: 12.11.2025.

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

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 Housing in Multiple Occupation (HMOS)

Article 35 Statement

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.

Assessment

The main change proposed from the previous approval are to allow the use of the property as a Use Class C2 Children's Home for up to 4 children in residence at any one time. This would be in addition to the approved use as Use Class C2 home six adults with Autism, Asperger's and behavioural issues or other similar needs. The Use Class C2 thus *could* be in use for either adults or children at any one time. No adults would reside at the premises at any time children are residing there, and vice versa. Two staff members would be on site 24/7, with each shift 24.5 hours, including a 30-minute handover. A Registered/Responsible Manager would be at the home for at least 4 days between Monday and Friday between the hours of 9am and 5pm

Highways

There were no highways issues arising with regards the previously approved change of use of residential dwelling to care home for child and adult care for up to 6 residents granted in May 2025 and the Highways Engineer had no objections. The condition attached to that decision notice stating that the use was limited to 6 adults only was not related to highways issues or concerns. As such the Highway Authority were not consulted with regards the current application to allow up to 4 children to reside at the property as this would be less than the number applied for in the previous application so there would be no greater impact than with regards that approved application in terms of highways considerations.

As such this application is considered, as with the previously approved application, to comply with Policies CS2, CS7 and CS19 of the Core Strategy and Saved Policies H5 and H7 of the UDP.

Residential Amenity Considerations

The proposal is a residential use within an established residential area. It is acknowledged that whilst the proposed children's home use and level of activity could be greater than an average family dwelling in terms of the level of noise / disturbance, if so it would not be significantly detrimental to the amenity of

neighbouring residents particularly given the busy nature of Cronton Road. If there was any excessive noise this would be controlled by the management company of the care home or under environmental health legislation.

The works to the property have been carried out largely and have not raised any known complaints.

There was concern previously with regards the outdoor garden area. The garden area has been increased to 11m by 4.8m. It is considered that this would provide sufficient outdoor space for up to 4 children, and if the children needed more space there would be carers who could take the children to a park or open space area. Additionally, the home would be required to be registered by Ofsted and conform to their guidelines. If the home houses children with health issues and directly employs staff to give such care the home is also required to be registered by the Care Quality Commission. As such it is considered that the home would provide suitable level of outdoor space given the registration, the extended space and that carers could accompany children to larger open space areas.

Taking the above into consideration it is considered that the property is suitable for the proposed use in that the proposed use would not impact on the residential amenities of neighbouring properties to a significant degree, would provide an outdoor space for the children of 11m x 4.8m with (carers taking the children to larger spaces if required) and that the property would need to be registered, regulated and inspected by Ofsted.

As such the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H7 of the UDP.

Conclusion

The principle of a C2 Use children's care home as submitted is an acceptable use within a primarily residential area and the level of car-parking is acceptable. The larger outdoor space than the previous application together with the Ofsted registration requirements would ensure that the property is suitable for the proposed use.

The application complies with national and local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions: -

- 1) The development must be begun not later than 22.05.2028.

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) There shall be no more than six adults with complex health and trauma related care needs residing at the Use Class C2 property hereby permitted at

any time or no more than 4 children (whether with complex health and trauma related care needs or not) residing at the Use Class C2 property at any time.

Reason: In order for the Local Planning Authority to assess any potential increase in the living occupancy of the Use Class C2 home and to ensure that the residential amenities of nearby dwellings are not adversely affected by an increased intensity of the use hereby approved, in accordance with Policy CS2 and CS19 of the Knowsley Local Plan Core Strategy (Adopted January 2016) and Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), and the National Planning Policy Framework.

- 4) The children's home hereby permitted shall be operated only in accordance with the approved Management Plan.

Reason: For the avoidance of doubt and to ensure that the children's home has adequate parking and does not impact detrimentally on the amenities of the locality and to comply with 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.

- 5) Secure cycle parking for a minimum of 2 cycles is to be provided within the garage prior to the first occupation of the use hereby granted in accordance with a scheme previously submitted to and agreed in writing. The cycle parking shall remain on site at all times the use operates from the site.

Reason: In the interests of sustainable transportation and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/01/2026	2036-RA-XX-XX-DR-A-0100	P02	PROPOSED FLOOR PLANS AND ELEVATIONS PLUS LOCATION PLAN
15/04/2026	EMAIL	-	EMAIL FROM AGENT RE INTERESTED PARTIES, STATUTORY GUIDELINES.
15/04/2026	-	-	MANAGEMENT PLAN

Signed Case Officer¹: Lee Osborne

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

**Signed Authorising
Officer²:**

Date:

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

