

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00009/FUL **CASE OFFICER:** Andrew Hunt

WARD: St Gabriels **PARISH:** N/A

LOCATION: Seel Arms, 22 Hall Lane, Huyton, Knowsley, L36 6AZ

PROPOSAL: CHANGE OF USE OF FIRST FLOOR TO 3NO. SELF CONTAINED
BEDSITS AND STAFF ROOM (USE CLASS C3) (RETROSPECTIVE)

Site Description

The application site is large, detached building operating as a public house with an attached car park, fronting towards Hall Lane. There are houses to the west and northwest, a school to the south east, a church to the east and houses to the north east.

Proposal

The proposal is for the change of use of the first floor to 3 no self-contained bedsits and staff room (Use Class C3) (Retrospective).

Consultations

Environmental Health – Environmental Health have reviewed information supplied in relation to the installed floor installation, this is acceptable.

Highways - No objection subject to a condition in relation to cycle parking.

Representations

This application has been publicised by letters sent to 8 neighbours. No comments have been received on the application.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies

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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

CS19 - Design Quality and Accessibility in New Development

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

H5 – Development within Primarily Residential Areas

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. The use of the upper floors of the building would be compatible with the existing pub use at ground floor level, it would also make use of surplus space. Therefore, the proposed use is acceptable in principle.

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.

Existing Residents

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In relation to the change of use, this would be internal only and would not affect the light, outlook or privacy of any surrounding dwellings.

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

Future Occupiers

Noise and Odour

The application has been supported by details of insulation measures. These demonstrate that the residential use is compatible with the existing ground floor pub use. This information has been reviewed and found acceptable by the councils Environmental Health Team who have no objection subject to conditions.

Light and Outlook and privacy

All habitable room windows would have at least one window and would be served by adequate light and outlook.

Overall, it is considered that the development provides a good standard of amenity for future residents. The development complies with Policy CS19 of the core strategy.

HIGHWAYS

NPPF para 115 states that a development should only be refused on highways grounds if *“there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.

The application would be for 3 Bedsits without parking provision. Due to the nature of the use, the site's proximity to a local shopping parade and short distance to Huyton Town Centre, it is considered that individual parking spaces are not required to be provided as part of the development.

This is supported by the council's highways team who have no objection to the development subject to an informative in relation to parking permits.

A condition will be attached to secure cycle parking in accordance with the details provided.

Overall, there would not be significant harm to highway safety. Overall, the application complies with Core Strategy Policy CS7.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to 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):-

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1) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Original and Existing Floor Plans – A23/01 - (received 03/07/2024)
- b. Site Block Plan - (received 03/07/2024)
- c. Location Plan - (received 03/07/2024)

Reason: For the avoidance of doubt.

2) Cycle Parking

Within 3 months of the date of this permission, a scheme for the provision of cycle parking, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved within 6 months of the original grant of planning permission and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

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

3) Number of units

The number of units at the property shall not exceed 3 bedsits.

Reason: To ensure any increase or change is subject to appropriate planning assessment.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

20 August 2024

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

INFORMATIVES

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

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