

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00713/FUL

APPLICANT: Cromer House Dental Practice

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF RAISED DECKING AREA WITH GLASS BALUSTRADE TO REAR TOGETHER WITH THE ERECTION OF A REAR CANOPY

LOCATION OF SITE: Cromer House Dental Practice, 20 - 22 Archway Road, Huyton, L36 9XB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

Strategic Road Network

RELEVANT POLICIES

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

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

There is currently an advertisement consent application at the property (21/00593/ADV).

An application was approved for a change of use to form a dental practise with extensions (21/00152/FUL - approved - 24/06/2021).

A development for the demolition of single storey side extension, erection of three storey extension and conversion of existing dwelling into 7 apartments was approved (19/00475/FUL – approved 24/01/20).

A previous application for the erection of a three storey extension to the side was also refused at the property (17/00778/FUL) - refused 13 12 19).

TECHNICAL CONSULTATIONS:

N/A

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

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20 - 22 archway road huyton.doc

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 17 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of raised decking area with glass balustrade to rear together with the erection of a rear canopy.

POLICY CONSIDERATIONS

The development is acceptable in principle as it is used in connection with the existing use of the site as a dental practise.

The application complies with policies CS2 and CS19 of the Knowsley Core strategy and policy H5 of the Unitary Development Plan.

DESIGN, HERITAGE, ACCESS AND CRIME PREVENTION

The design of the proposed decking and canopy is acceptable in design terms. The decking area would be relatively small compared to the size of the building and site. The proposal would be located at the rear and would not be visible in the street scene.

The application causes no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

The property of number 2 Rupert Road would not be affected as there are no side windows on this property that would be affected through loss of privacy.

There would be no impact on 18 Archway Road as the decking would be set back significantly from the boundary.

The development would not harm to amenity of properties 32-40 Stanley Road as the decking would be around 20 metres from the rear garden boundary.

Overall, the development will not harm the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in design, and would not cause harm in relation to amenity. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/10/2021	AL-00-003	P1	Proposed Site Plan
14/10/2021	AA-98-001	P2	Proposed Plans and Elevations
14/10/2021	AL-00-001	P5	Site Location Plan

Andrew Hunt

29 November 2021

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

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