

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00592/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Knowsley
Parish Council

LOCATION: 19 Ormskirk Road, Knowsley Village, Knowsley, L34 8HB

PROPOSAL: DEMOLITION OF EXISTING BUNGALOW TOGETHER WITH THE
ERECTION OF 1NO. TWO-STOREY DETACHED DWELLING AND
DETACHED GARAGE (WITH NEW ACCESS FROM SUGAR LANE)
AND ASSOCIATED LANDSCAPING,

Site Description

The application site is a large rectangular piece of land at the corner of Sugar Lane and Ormskirk Road. The site currently consists of a large detached house facing Ormskirk Road, hardstanding area to the front, garden to the rear including a swimming pool and detached outbuilding on the north east part of the site. There are other dwellings to the north and west, a woodland to the south and open fields to the east.

Proposal

The proposal is for the demolition of the existing bungalow and erection of 1no two storey detached dwelling and detached garage (with new access from sugar lane) and associated landscaping.

- The dwelling would be 30.6 metres wide, 15.4 metres deep and 7.5m high.
- The detached garage would be 12 metres wide, 7 metres deep and 4.6m high.
- There would be a 2.2m high wall on the side fronting sugar lane.

Consultations

Environmental Sustainability Services - No objection. The application achieves a 23.01% net gain for habitat units and 138.17% net gain in hedgerow units which is well above the required statutory net gain of 10%. The habitats on site are not considered significant enhancements therefore are not required to be legally secured and a habitat management and monitoring plan is not required. f

Biodiversity net gain is a pre-commencement planning condition therefore a Biodiversity gain plan must be submitted to the LPA prior to development commencing. A biodiversity gain plan template can be found on the government website Biodiversity gain plan - GOV.UK

Environmental Health - No objection subject to conditions in relation to contamination, a construction management plan, demolition/construction hours and fixed plant noise.

Highways – No Objection subject to conditions in relation to Visibility Splays, cycle storage, Footway Reinstatement and Construction Method Statement.

Merseyside Fire and Rescue – No objection subject to informatives.

Representations

This application has been publicised by letters sent to 20 neighbours and by a site notice. No representations have been received.

Planning History

A similar application but for the erection of a bungalow and 1 house was refused in 2024 on the grounds below.

23/02820/FUL - ERECTION OF 1NO. BUNGALOW AND 1NO. HOUSE AND INCLUDING DEMOLITION OF EXISTING BUNGALOW - refused - 06.08.2024

1 The proposal bungalow would be out of character with this end of Sugar Lane and out of scale with the houses in Sugar Lane and the proposed house to the east within the application plot. As such the proposed bungalow would be discordant in the street scene which is characterised by houses, and a copse. The out of character and out of scale bungalow, sandwiched between existing houses and the proposed house would be incongruous within the street scene and locality. The bungalow would therefore be detrimental to the eastern end of Sugar Lane in terms of character, and the visual appearance of the street scene, to the detriment of the visual amenity of the locality and the proposed bungalow conflicts with Policies CS2 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.

2 The proposed house would be overly large and dominant on a corner plot within this area of street scene, particularly considering the two neighbouring bungalows to the immediate north of the application site on Ormskirk Road and the proposed bungalow to the west within the application plot, and as such would be obtrusive and out of scale with the immediate locality. The application therefore conflicts with Policies CS2 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.

74/11664/HIST - ERECTION OF BATHROOM AND DRESSING ROOM BEDROOM EXTENSIONS AND GARAGE WORKSHOP – approved - 24.07.1989

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
- CS3 - Housing Supply, Delivery and Distribution
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Greenspaces and Trees
- CS22 - Sustainable and Low Carbon Development

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

- H5 - Development within Primarily Residential Areas
- DQ4 - Trees and Development
- ENV5 - Contaminated Land

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area. Therefore, the development of the site for housing is considered acceptable in principle. The proposal complies with UDP policy H5.

CHARACTER OF AREA

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal is for the erection of a large detached dwelling. The dwelling would be a two storey dwelling with a pitched roof with a flat single storey outrigger to the side and a flat roof single storey garage. It is characterised by numerous tall windows facing towards Ormskirk Road and a large glazed entrance. Whilst the building would be a wide building it would be set within a large corner plot and would be viewed in the context of the streetscene of Ormskirk Road which has a variety of large detached houses of various architectural styles. Ormskirk Road is of mixed and varied character with no defined house type or style of dwelling. The proposal would therefore fit in with the existing character of the streetscene. Unlike the previous refused application (23/02820/FUL), it would be for only 1 dwelling with an outbuilding rather than 2 separate dwellings. As a result the proposal would not result in overdevelopment of the plot or be out of character for the area.

A condition is required to ensure details of materials are submitted to the local planning authority.

The application was accompanied by a boundary treatment plan, however the proposed boundary treatment is not acceptable as it is high composite fence that is incongruous in the area. A brick wall would be more in keeping with the semi rural character of the site. The applicant has agreed to a condition to submit details of the proposed boundary treatment, notwithstanding the plan submitted.

A planning condition is required to remove permitted development rights for extensions to the dwellings to prevent over development of the site from having a detrimental impact on the character of the area and to prevent harm to the amenity of neighbours.

A planning condition is also required in order to prevent the detached garage being used as an independent dwelling in the future. An independent dwelling on Sugar Lane would be out of character for the area and would not be acceptable as the small dwelling would conflict with the larger and more spacious properties in the area which are set in extensive gardens.

Overall, the dwelling is of an attractive design and appearance, which would be consistent with the surrounding properties and the boundary treatments are also considered appropriate. Overall, there would be no harm to the streetscene and the proposal complies with Core Strategy Policy CS19.

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.

The amended New Residential Development Supplementary Planning Document (SPD), gives guidance on the separation distances that should be maintained between residential properties to ensure that harm is not caused to amenity by overshadowing, loss of privacy or through undue dominance. The SPD sets out that:

- 22m should be provided between existing rear principal elevations and proposed principal elevations for two storey properties
- 20m should be provided between the principle elevations of two storey properties
- 12m should be provided between the principal elevation of one property and the gable elevation of another, and
- properties should have a garden depth of at least 10m.

Existing residents

In relation to the neighbours, the new dwelling would be single storey and 1.7m from the boundary with 21 and would project 1.5m beyond the existing rear elevation of number 21.. The nearest two storey element would be 5.7 metres away from the boundary. There are also no side windows at first floor level on this elevation on 21. As a result, the application complies with relevant guidance the extension does not project more than 4 metres at the rear.

In relation to 157 Sugar lane, the dwelling located to the rear of the application site, the dwelling would be 33 metres away from the rear conservatory of 157 which exceeds interface distances. The garage would be single storey only and would be 4.8 metres away from 157 and partly obscured by trees. As a result, the garage would not result in loss of light or outlook for 157.

Overall, the proposal would not cause harm to amenity through loss of light privacy or outlook.

In relation to demolition/construction impacts, they can be mitigated by conditions to restrict demolition/construction hours and fixed plant noise conditions and a construction management plan. This is supported by the views of Environmental Health who have no objection to the proposal subject to conditions.

Overall, there would be no harm to the amenity of neighbouring dwellings and the proposal would comply with Local Plan policy CS19.

Future occupiers

The proposed dwellings would provide an acceptable level of amenity for future occupiers with all habitable rooms having windows that would ensure good outlook and light.

All habitable rooms would have at least one window providing sufficient light and outlook. The garden depth would be over 10 metres in accordance with the New Residential Development SPD guidance.

Overall, it is considered that the development will provide a good standard of amenity for future residents. The development complies with Policy CS19 of the Core strategy as it would result in a good standard of amenity for occupiers and neighbouring properties.

HIGHWAYS

NPPF para 116 states that a development should only be refused on highways grounds if

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

The amended plans now demonstrate the full reinstatement of a 2.0-metre-wide footway along the Sugar Lane frontage. Previously this was not included and was requested by the council's highways officer. This will provide a clear, continuous and unobstructed pedestrian route within the adopted highway, addressing the previously identified deficiency in available footway width and improving overall pedestrian safety and accessibility.

The proposal would include 5 parking spaces, at the site which exceeds the 3 parking spaces normally required and as stated within the Supplementary Planning Document Householder Developments (which applies to individual houses). The council's 'Ensuring a Choice of Travel' SPD gives maximum parking standards. The amount of parking is considered proportionate to the large size of the house and detached building and the large plot in which the application sites. The proposal would also result in less parking than the existing dwelling. Therefore, the amount of parking is considered acceptable. Cycle parking is illustrated within the detached garage and is considered acceptable.

The appropriate visibility splays have been demonstrated, and their implementation will be secured via a planning condition. This view is supported by the council's highways advisor who have no objection subject to securing visibility splays, cycle storage, Footway Reinstatement and Construction Method Statement by condition.

Overall subject to conditions to secure visibility splays, footway reinstatement and Construction Method Statement, there would be no harm to highway safety. Overall, the application complies with Core Strategy Policy CS7 which seeks to ensure that new development is located within a sustainable location and complies with relevant parking standards.

ECOLOGY

Policy CS8 (Green Infrastructure) in the Core Strategy states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks.

A Biodiversity net gain assessment has been submitted in support of the application. The application achieves a 23.01% net gain for habitat units and 138.17% net gain in hedgerow units which is well above the required statutory net gain of 10%. The habitats on site are not considered significant enhancements therefore are not required to be legally secured and a habitat management and monitoring plan is not required.

The development is subject to the mandatory pre-commencement biodiversity gain condition, meaning the development cannot begin until a biodiversity gain plan and associated documents have been submitted and approved by the local planning authority.

Overall, there would be no harm to ecology provided conditions are attached in relation to BNG.

This is supported by the views of the council ecological advisor who has no objection to the scheme subject to conditions. Overall, the proposal complies with Core Strategy Policy CS8.

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.

Saved UDP policy DQ4 states proposed developments shall include appropriate planting of trees and other soft landscaping, having regard to the character of the surrounding area.

In relation to trees, the application has been supported by a tree survey. One tree is proposed to be removed and 13 trees are proposed to be added, resulting in a net increase of 12 trees which would result in an improvement. The precise details of the trees can be secured via planning condition.

Overall, there would be no harm in relation to trees and the proposals complies with Core Strategy Policy CS19 and saved UDP policy DQ4.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to the character of the area, ecology, highway safety trees 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):-

- 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) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the dwelling and garage have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: To preserve the character and appearance of the local area and in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Prior to above ground works and notwithstanding the submitted boundary treatment plan, full details of all boundary treatments shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the occupation of the dwelling hereby permitted.

Reason: To preserve the character and appearance of the local area and in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

5) BNG Gain Plan

No development approved by this permission shall commence until a Biodiversity Gain Plan for delivery and monitoring of Biodiversity Net Gain, completed statutory Biodiversity Metric, baseline habitat map and proposed site plan have been submitted to and approved in writing by the Local Planning Authority. These must accord with one another and must show proof of purchase and allocation of any offsite units or statutory credits being used to achieve mandatory 10% BNG.

Reason: In order to meet Biodiversity Net Gain and to ensure compliance with NPPF 2024.

6) Construction Method Statement

No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include only the following details:

- a. Layout of the site compound, including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles.
- b. Management of deliveries, including measures to prevent waiting or layover of construction-related traffic on the highway.
- c. Construction staff parking arrangements.
- d. Measures for wheel washing and control of mud/debris from being tracked onto the adjacent highway.
- e. Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- f. Details of relevant pest control measures

The development shall be carried out in accordance with the approved Statement.

Reason: To minimise disruption to the local highway network and neighbouring occupiers during construction, and to comply with saved Policies H5 and ENV2 of the Knowsley Replacement UDP (2006) and Policy CS2 of the Core Strategy (2016)

7) Topsoil

No topsoil is to be re-laid or imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To protect human health from contamination risks in the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8) Trees

No works shall take place above slab level building shall be occupied until a full specification of all proposed tree planting has been submitted to and been approved in writing by the local planning authority. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, how they will be planted and protected and the proposed time of planting. The tree planting shall be carried out in accordance with the approved specification prior to occupation of the dwelling and retained hereafter.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the

Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

9) Footway Reinstatement (Sugar Lane Frontage)

Prior to the occupation of the development, a 2.0-metre-wide footway along the Sugar Lane frontage, as shown on the approved plans, shall be fully constructed within the adopted highway and completed to the Council's adoptable standards.

Reason: In the interests of pedestrian safety and to ensure the provision of a safe pedestrian route in accordance with Policy CS19 of the Core Strategy (2016)

10) Visibility Splays

The visibility splays shown on the approved plans (Ormskirk Road and Sugar Lane) shall be retained free of any obstruction above 0.6 metres always measured from the adjacent carriageway/footway level.

Reason: To ensure adequate inter-visibility between users of the access and the public highway in the interests of highway safety and in accordance with Policy CS19

11) Permitted Development

The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 Class A and Class E or any amendments made to that Order, shall not apply to the building dwellings approved (shown on the Proposed Site Plan – 004 – received 31/10/2025):

- no extensions shall be carried out to the dwelling(s)
- no outbuildings shall be erected.

unless planning permission for such development has been granted by the local planning authority.

Reason: To protect the residential and visual amenities of the area, safeguard the character of this residential development and to comply with the National Planning Policy Framework; 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.

12) Garage – Ancillary

The garage shall be used wholly in conjunction with, and ancillary to, the use of 19 Ormskirk Road and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying 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.

13) Unexpected Contamination

Based on the information available we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

Reason: To protect human health from contamination risks in the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

14) Construction Hours

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

Reason: In order to protect neighbours from inappropriate noise.

15) Fixed Plant

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: In order to protect neighbours from noise.

Signed Case Officer¹:

Andrew Hunt

Signed Authorising
Officer²:

Jo Sheridan

20/03/2026

Date: _____

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
03/03/2020	003	A	Proposed Site Plan 1:500
03/03/2020	004	A	Proposed Site Plan 1:200
10/11/2025	006	A	Proposed First Floor Plan
10/11/2025	005	B	Proposed Ground Floor Plan
31/10/2025	014	-	Garage Floor Plans and Elevations
31/10/2025	009	-	Proposed Rear Elevation
31/10/2025	010	-	Proposed Gable Elevation
31/10/2025	008	-	Proposed Gable Elevation
31/10/2025	007	-	Proposed Front Elevation
31/10/2025	001	-	Location Plan

INFORMATIVES

1) S171 Licence - Highway Works

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s171 of the Highways Act 1980. The applicant is advised to contact the Street Works Section for a 171 Licence.

Email: NRSWA.TeamDRES@knowsley.gov.uk

2) Highways – Construction of Vehicular Access

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority may carry out these works.

For the avoidance of doubt, the applicant is advised that the widening of the vehicular dropped kerb must be undertaken by Knowsley Council's approved contractor, Tarmac.

Email: Knowsley.highways@tarmac.com

Telephone: 0800 023 2334

3) Merseyside Fire and Rescue – See Letter

4) BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in the appendix to this notice. Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan would be Knowsley Council.