

APPLICATION NO: 25/00217/FUL **CASE OFFICER:** Lee Osborne

WARD: Page Moss **PARISH:**

LOCATION: Create A Cake, 94 Page Moss Lane, Roby

PROPOSAL: ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION TOGETHER WITH A FIRST FLOOR SIDE INFILL EXTENSION, 1NO. BOXED DORMER TO REAR AND CHANGE OF USE OF FIRST FLOOR AND LOFT FROM USE CLASS E (A) TO CREATE 2 NO. SELF CONTAINED DWELLINGS (C3)

Site Description

This planning application relates to a mid-terrace retail premises located on the eastern side of Page Moss Lane, Huyton. The premises are two-storey with most having residential accommodation above. There are six shops in the parade including the cake creation shop (the application site), hot food takeaway, fitness studio, beauticians, and off-licence/general store. Whilst there is no service road provision for parking, parking occurs on the road, which is wide at approximately 7.8m width. Furthermore, the footpath is 9.2m – 10.2m wide to the front of the shops and is utilised for parking purposes without hindering pedestrian use of it.

The site is near public open space, with Jubilee Park around 10 minutes' walk away and Roby Community Garden and Community Centre also nearby.

Proposal

The application is for the rection of an infill to link the rear of the main building with an existing outbuilding. It is proposed to remove the pitched roof of the outbuilding and to raise the walls and install a flat roof, giving a total height of 2.7m high. It is also proposed to remove the existing external steel staircase and to erect a first- floor infill extension. A dormer is proposed on the rear of the premises with a rooflight installed to the front. The first floor and extended roof space with dormer would form two self-contained flats.

The ground floor infill extension would have a depth of 3.4m, the distance from the main rear elevation to the existing outbuilding. The width of the extension would be 7.5m, the width of the premises. The extension would comprise a fridge/freezer area together with a 'make area' for the making up of the intricate cakes made at the premises. The proposal would also allow the outbuilding to be utilised as a baking area. The extension would have a sloping roof raising from where the extension meets the outbuilding to just below the first-floor windows. The roof would have 3 rooflights.

It is proposed to infill the inset rear balcony adjacent to 96 Page Moss Lane, and this would create a utility / plant room off the kitchen of the first floor flat. This infill would be 2.1m wide and 1.4m deep, extending out to the main rear elevation of the property.

The dormer would be 5.1m wide with a maximum projection of 3.5m and a height of

2.1m, with a flat roof. The dormer would be set in 0.7m from the boundary with 92 Page Moss Lane, 1.2m from the boundary with 96 Page Moss Lane and would be 1.2m back from eaves.

The two flats would be accessed by an existing separate entrance door to the shop on the front of the building.

Bins relating to the shopping parade and residents of accommodation above are kept in the access way by the gate. Bins are taken through to kerbside on refuse collection days. The residents of the flats would have the same arrangement.

Consultations

NA

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

K/APP/13629 - DISPLAY OF ILLUMINATED FASCIA SIGN. Granted: 20.09.1991.
01/00797/COU - CHANGE OF USE OF VACANT SHOP TO HOT FOOD TAKE-AWAY. Refused: 25.01.2002. Appeal dismissed.

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

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 Houses 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 proposal is for an extension to a shop within a shopping parade and for extensions to the first floor and roof space of the building to provide 2 flats, one within the roof space as extended by a proposed dormer. The area is primarily residential in area with terraced and semi-detached houses characteristic. The first floor of the shopping parade was originally residential accommodation, and some premises remain as such. The proposal is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the proposals is satisfactory and would not be uncharacteristic with the existing building. The dormer meets policy requirements for dormers as set out in the Householder Development SPD. The proposal would not adversely impact on the neighbouring properties; 92 Page Moss Lane has a larger rear extension with sloping roof on the boundary and would not be impacted upon. There would be approximately 3m-3.5m between the proposed extension and the nearest ground floor window of 96 Page Moss Lane, which looks directly out onto that property's outbuilding. The proposals would not impact on the rear elevation or outside area of that property to a significant degree. The proposals would not be detrimental to the visual amenities of the occupiers of the neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Residential Amenity Considerations

The proposal is to extend a shop within a shopping parade and extend the first floor together with installation of dormer, to form 2 self-contained flats, with the premises being in an area predominantly residential in nature. As such there are no residential amenity issues raised. There is a distance of 25m or more between the rear elevation of the application premises and the houses to the rear which is sufficient distance to ensure that privacy and overlooking are no issues. No residential or overlooking issues are raised with regards the proposed flats and neighbouring properties.

Whilst the top flat would be relatively small in area it is envisaged that this flat would be a starter flat for independent living with a rental commiserate with such. Given the lack of such flats within the market it is considered that the flat is acceptable and

would contribute to the market for such residences.

Residents of the flats would need to take rubbish to the refuse bins which would be kept in the access way of the terrace by the gate. This is the same as for the rest of the parade currently, and from the ground floor access door of the flats would be approximately 24m, which is a shorter distance than the length some houses need to take refuse bins to roadside.

In terms of amenity space there is a small rear area that the residents would be able to use, accessed by way of the rear accessway and Jubilee Park is nearby. As such it is considered that amenity space is not an issue.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Highways Considerations

Off-road parking for a 1-bedroom flat would usually be 1 space, and 2 spaces for a 2-bedroom flat. However, with flats proposed above commercial properties, pubs etc the requirement is often discounted as the flats are proposed in historic buildings and off-road parking cannot therefore be provided. In this instance there are buses along Page Moss Lane, the location is sustainable being on a shopping parade and near local centres. Furthermore, the road is wide at around 7.8m and on-street parking in the vicinity does not appear to be an issue that causes road safety and traffic flow issues. To the front of the parade the pavement is around 9.1m – 10.1m wide and cars do park on it. The occupier(s) of the top flat are likely to not have a car, given the market the flat would be aimed at.

Para.116 of the NPPF states: "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."

Taking the above into account it is considered that the proposal would not significantly impact on highway safety and traffic flow. As such the proposal complies with Policies CS2 and CS19 of the Core Strategy, Saved Policy H5 of the UDP and with para. 116 of the NPPF.

Conclusion

The proposal is acceptable in design and would not be detrimental to visual amenity or residential amenity and would not adversely impact on highway safety. The application complies with planning policies and is recommended for approval.

Recommendation

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

- 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.

- 3) Notwithstanding any submitted details the materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply 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 in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/04/2025	011_300	-	SITE LOCATION PLAN AND EXISTING BLOCK PLAN
26/06/2025	011_303	A	PROPOSED BLOCK PLAN
26/06/2025	011_304	A	PROPOSED FLOOR PLANS
26/06/2025	011_305	A	PROPOSED ELEVATIONS AND SECTION AA
22/04/2025	011_306	-	PROPOSED SIDE ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 15/07/2025

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

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