

Regeneration and Economic Development Department

APPLICATION NO: 21/00749/FUL

APPLICANT: Mrs Nicola Kelly

WARD AFFECTED: Prescott South

DEVELOPMENT: CONSTRUCTION OF DROPPED KERB AND ASSOCIATED WORKS

LOCATION OF SITE: 194 Warrington Road, Prescott, L35 2UA

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

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

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

Highway Authority - Objected to the proposal on concerns regarding the visibility and manoeuvres required to gain access to the site.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the construction of a dropped kerb to the front of 194 Warrington Road. It would create vehicular access to allow in-curtilage parking to the front of the dwelling.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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The site is identified as land for primarily residential development and the construction of a dropped kerb to provide access to a driveway would be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2, CS7 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016) and the Ensuring a Choice of Travel SPD (2010).

DESIGN

The proposed alterations to the highway would not adversely impact on the street scene and therefore, the proposal is acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal would not have a detrimental impact on the amenity of neighbouring properties.

HIGHWAYS

The area to the front of the dwelling has already been hard surfaced and part of the wall removed to gain access. This area is of sufficient size to accommodate one in-curtilage parking space.

The highways officer has raised an objection to the proposal, surrounding concerns on visibility and the manoeuvres which are required to gain access to the driveway. However, there are a number of dwellings within the immediate vicinity including the attached dwelling, plus several properties opposite the site, which benefit from dropped kerbs. These dwellings also have single width driveways which would require similar manoeuvres to access the properties. Therefore, the creation of the vehicular access would not be considered out keeping with the surrounding area and as such the refusal of such would not be justified. Furthermore, the applicant already uses the space to park a car so this will merely formalise the existing use of the space.

A condition could be attached to ensure adequate drainage is provided.

CONCLUSION

The proposal would be acceptable in terms of design and residential amenity. The impact on the highway is considered acceptable given similar existing features within the surrounding area. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

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) The parking provision to be created within the curtilage of the dwelling, shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house within 3 months of this permission. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

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- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/09/2021	-	-	PROPOSED PLAN

Informatives

- 0 As requested by the Highways Department, the lamppost to the front of the property would either need to be relocated or the wall built up around the back to ensure adequate protection of the utility.

Louise Everard

28 November 2021

Alan Kilroe
30 November 2021

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