

<u>APPLICATION NO:</u>	25/00120/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	433 - 435 Cronton Road, Cronton, Knowsley		
<u>PROPOSAL:</u>	CHANGE OF USE OF RESIDENTIAL ANCILLARY ANNEX (C3) TO A SELF CONTAINED 1 BEDROOM APARTMENT WITH ALTERATIONS TO ELEVATIONS.		

Site Description

A part detached part attached dwelling and associated curtilage on Cronton Road close to the crossroads junction with Smithy Lane and Chapel Lane. The original house is detached dwelling with a single storey extension at the front which is attached to the hairdressing salon adjacent. The front hard surfaced area serves as a parking area.

In 1997 planning permission was granted for a change of use of a workshop at the property to residential use. In 2021 a certificate of lawful use was granted for the existing single storey extensions at the front, side and rear for residential use as part of the dwelling house. The front hard surfaced area would provide 4 parking spaces.

Proposal

The proposal is to change the use of the front single storey annex extension at the front of the property to a self-contained 1 bedroomed flat. The rest of the building does not form part of the application so would remain in residential C3 Use.

The front of the annex would have bi-fold doors installed together with an entrance door with canopy over and a two-pane window to replace the existing two large windows on the front. On the side it is proposed to replace the door with two full length windows. The extension is proposed to be clad in red Cedar timber. To the front a 1.8m high fence is proposed to run down the party boundary with the adjacent property to the back of footpath and a 1.8m high hedge is proposed along the front boundary, enclosing a small 'courtyard' area to the front of the flat, on which a cycle stand would be sited. Between the site access and the courtyard would be one parking space.

Consultations

Highway Authority – Object due to lack of parking.
Cronton Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 17 neighbours.

One objection has been received. The objections are on the following summarised grounds: -

1. Lack of parking and substandard parking spaces for the proposed flat and the existing house.
2. Parking restrictions would mean there was no parking outside the site for some distance, and there are parking restrictions on Chapel Lane and Smithy Lane. There have been two serious vehicle accidents in the past two years.

Planning History

97/00377/APP - CHANGE OF USE OF WORKSHOP TO RESIDENTIAL USE AND CHANGE OF USE. Granted: 12.11.1997.

20/00780/CLU - CERTIFICATE OF LAWFULNESS FOR EXISTING SINGLE STOREY FRONT SIDE AND REAR EXTENSION FOR USE OF THE EXISTING RESIDENTIAL DWELLING HOUSE. Granted: 26.02.2021.

25/00101/FUL - CHANGE OF USE OF RESIDENTIAL DWELLING (C3) TO CARE HOME FOR CHILD AND ADULT CARE TO SUPPORT PERSONS OF COMPLEX HEALTH AND TRAUMA RELATED NEEDS (C2) FOR UPTO 6 RESIDENTS, TOGETHER WITH THE CONVERSION OF GARAGE AND INTERNAL AND EXTERNAL ALTERATIONS. Granted: 23.05.2025.

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

CS7 - Transport Networks

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 Housing 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 with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Assessment

The proposal is to change the single storey extension annex at the front of the application dwelling to a self-contained one-bedroom flat and retain the remainder of the building as a house, with the site being in a residential area. The proposal is therefore acceptable in principle subject to amenity and policy considerations.

Design and Visual Amenity Considerations

Overall, the proposed works to the front extension would be acceptable and improve the overall appearance of that structure. The proposed fence running from the extension to the front boundary would not be acceptable in this visible location on a main road. However, a wall rather than fence in such location would be acceptable. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general.

The application with regards appearance and visual amenity complies with Policies CS2 and CS19 of the UDP and Saved Policies H5 and H7 of the UDP

Highways Considerations

The site layout shows parking for 4 cars, comprising 1 space to the front of the extension with 2 spaces to the side and 1 space at the side of the house. However, the space shown at the side of the house is not considered useable due to the width and therefore there would be 3 spaces available. The flat itself would require 1 parking space. It has been indicated that the remaining house would be used to provide shared accommodation for up to 6 individuals, who each could have a car. With up to six adults living at the property, together with the flat, would give a requirement of at least 4 spaces and most probably 4-7 spaces (with the space at the side discounted due to lack of useability).

The space at the side of the house, in addition to being too narrow to be able to be counted as a parking space is not independently accessible due to the position of the spaces in front of it, which would hinder its functionality particularly in a 6 person HMO situation rather than a family house.

The level of parking raises concerns as residents and visitors would be forced onto the public highway and this overspill could exacerbate existing parking pressures in the area. Cronton Road is a busy distributor road and the presence of double yellow lines outside the application site further limits parking availability nearby. Vehicles parked illegally could obstruct traffic flow, creating safety and congestion issues for

road users, pedestrians and residents.

Residential Amenity Considerations

The application to convert the front single storey extension to a self-contained flat and retain the use of the rest of the building in C3 residential use does not as itself raise residential amenity concerns, being for conversion to self-contained residential accommodation in a residential area. No privacy or overlooking concerns are raised by the proposal.

With regards the proposed self-contained flat the only outside space available would be to the front of the bi-fold doors measuring approximately 4.6m by 3.5m. This space is proposed to be enclosed by 1.8m high boundary treatment. However with the location being at the front of the proposed flat it is not considered that it is functional as amenity space for the flat. Furthermore Appendix 4 of the New Residential Development SPD states "Gardens serving blocks of flats will be expected to provide a minimum of 20 m2 for each flat in the block. Bin stores and clothes-drying areas should not be included in this. Whilst the proposal is for a single flat the SPD requirement is useful in providing guidance with regards to considerations of outside space for flats. The proposed flat would have less than 20m2 of outdoor space and the outdoor space provided cannot be considered more than as a transient area due to its location in front of the property and would not provide any outside recreational space due to the location (which would not be mitigated to any great extent by the 1.8m high side and front boundary treatment).

The proposal fails to comply with Policy CS2 of the Core Strategy and Saved Policy H7 of the UDP.

Conclusion

The proposal would be acceptable in appearance and would not be detrimental to the amenities of the area. The proposal would not be detrimental to the residential amenities of the area. However the lack of amenity space would be detrimental to the residential amenities of the occupiers of the flat. The proposed flat together with the remaining house would have insufficient parking particularly if the house were to be used for 6 individuals as a shared house. There are parking restrictions to the front of the property on Cronton Road, a busy distributor road. As such there would be no overspill parking for residents and visitors nearby and any such could be detrimental to highway safety for road users and pedestrians, and cause issues for local residents. The application does not comply with planning policies and is recommended for refusal.

Recommendation

That Planning Permission be refused for the following reason(s): -

- 1) The proposed development together with the adjoining house within the curtilage of the overall site of 433-435 Cronton Road, with that dwelling to be used for accommodation by up to 6 individual persons, would generate a demand for car parking which cannot be accommodated on this overall site (red line and blue line site area) in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of highway safety, the convenience of other users of the highway and residential amenity; this parking issue would remain if the existing house were to be used as a 4 bedroom family house. As such the proposal is

contrary to Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted in January 2016 and Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 2) The proposed development conflicts with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H7 of the Knowsley Replacement Unitary Development Plan adopted June 2006 together with the New Residential Development SPD as there would be an inadequate level of private amenity space to the detriment of the amenities of the future occupants of the flat.

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 23/05/2025

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

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

