

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00092/OUT
Investments Ltd

APPLICANT: KDP Developments and

WARD AFFECTED: St Gabriels

DEVELOPMENT: OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLING
(LANDSCAPING RESERVED)

LOCATION OF SITE: Land Adjacent To 2 Sandy Meadows, Wheathill Road, Huyton, Knowsley, L36
5UT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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

H5 - Development within Primarily Residential Areas

DQ4 - Trees and Development

ARTICLE 35

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.

PLANNING HISTORY

An outline application for one dwelling was previously approved at the site. (18/00519/OUT - approved 16/11/18). A reserved matters application for this was later approved (20/00658/REM – approved 12/04/2021).

TECHNICAL CONSULTATIONS:

Arboriculture – No objection past proposals are all similar if and have been approved in the past therefore I am happy for this to go through.

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Environmental Health & Consumer Protection – No objection subject to conditions in relation to Contamination, a Construction Management Plan and Construction Hours.

Local Highway Authority – No objection. Although the parking area provided for the house is not typical, it is likely that suitable space will be available for vehicles to park and manoeuvre. The refuse collection arrangement for the existing houses is anticipated to continue for the new Property

Merseyside Fire and Rescue – No Objection subject to informatives.

United Utilities – No objection subject to conditions in relation to sustainable surface water drainage.

NEIGHBOUR NOTIFICATION:

The application was publicised by letters sent to 11 neighbouring premises. 2 Objections have been received, consisting of the following main points:

- Access and widening of road.
- The increase from 1 bed to 3 bed property will increase impact.
- The 3 metre fence line, as we have stated many times, is still incorrect.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an outline application for the rection of one dwelling. landscaping reserved.

Access layout and scale and appearance are applied for under the outline planning permission with landscaping being reserved matters.

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area where residential development is acceptable in principle. A previous outline application for 1 dwelling has also been approved at the site. Therefore, the princi0ple of development is acceptable. As a result, the development is consistent with UDP policy H5.

DESIGN, ACCESS AND LAYOUT

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The design of the proposal is acceptable. The proposed dwelling would be similar in scale and layout to the original outline application but lower in height.

The design is considered to be acceptable with materials used that are appropriate for the area. Overall, the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

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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.

Existing Residents

In relation to the impact on existing residents, there would be no harm to residential amenity due to the single storey nature of the proposal and its differing orientation which means that it would not directly face any neighbouring dwelling.

Whilst it would be a 3 bedroomed property rather than 1, this would not materially impact residents. The height of the building would also be less than the original approved dwelling, resulting in less impact on light and outlook on neighbours. It is not considered that significant greater comings and goings will occur which would prejudice amenity.

In relation to a construction management plan condition, this has already been submitted for the original application and approved. Given the scale of development, a condition to require a CMP is not proportionate. Instead, a condition to restrict construction hours will be imposed. Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19.

Future Occupiers

The proposed dwellings would provide an acceptable level of amenity for future occupiers with all habitable rooms capable of being provided with a window that would ensure good outlook and light.

The proposed garden area would be acceptable with a long triangular shaped garden.

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.

HIGHWAYS

NPPF para 109 states that a development should only be refused on highways grounds if “there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

The development would provide sufficient space for parking and manoeuvring and would not result in significant harm to highway safety. This view is supported by the views of the local highway authority who have no objection to the development. Overall, the application complies with Core Strategy Policy CS7. Electrical vehicle charging points are required and can be secured via a condition.

TREES

It is considered that the development will not cause significant harm in relation to trees. This view is supported by the council’s arboricultural officer who has no objection to the development. Similar applications have been previously approved at the site. Overall, there would be no harm in relation to trees from the proposed development. Therefore, the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

FLOOD RISK

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Policy CS24 requires new development to incorporate measure to reduce flood risk where necessary. There has been a request for a sustainable drainage scheme from United Utilities, however, NPPF para 169 only requires this for major development. The development therefore complies with Core Strategy Policy CS24.

OTHER MATTERS

A condition to require full fibre broadband connections is required in accordance with NPPF paragraph 112.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to highway safety, design, trees, flood risk or the amenity of neighbouring properties. 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) Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely (landscaping).

Reason: The application is in outline form only.

- 2) Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3) 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.

- 4) Landscaping

At Reserved Matters stage, a detailed landscaping scheme shall be submitted. This shall include but not be limited to the following details:

- a. Details of tree planting/ landscaping.
- b. Details of biodiversity net gain.

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Reason: In order to ensure appropriate landscaping and tree planting.

5) Parking

Prior to occupation of the dwelling the access and parking shown on drawing (*Proposed Plans and Elevations 200 Rev J*) shall be implemented. They shall be retained hereafter in accordance with the approved plans.

Reason: In order to ensure adequate parking and access to the site.

6) Electric Vehicle Charging Points

No dwelling shall be occupied until an outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided for the dwelling.

All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent,
- c) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants in any home welcome pack.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 112.

7) Full Fibre Broadband

No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 114.

8) Hours of Construction

No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;

08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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INFORMATIVES

1) United Utilities' Property, Assets and Infrastructure

The applicant or developer should contact Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. <http://www.unitedutilities.com/builders-developers.aspx>

2) Merseyside Fire and Rescue – See Letter

3) Contaminated Land

Notwithstanding the evidence available that there are no contamination issues on site that could affect the development, 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 Councils Environmental Health Service (Tel: 0151 443 2859/4267) 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 arising s 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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/04/2022	THC/2022/04/07 AS	-	Tree Survey
25/02/2022	201	J	Proposed Plans and Elevations
25/02/2022	LP	D	Location Plan

Andrew Hunt
13 July 2022

Alan Kilroe
19 July 2022

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