

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00307/FUL **CASE OFFICER:** Andrew Hunt

WARD: Shevington **PARISH:** N/A

LOCATION: 177 Saxon Way, Tower Hill, Kirkby, Knowsley, L33 4HG

PROPOSAL: VARIATION OF CONDITION 2 (APPROVED PLANS AND DOCUMENTS) ATTACHED TO 24/00386/FUL (PROPOSED CONVERSION OF RESIDENTIAL PROPERTY (C3(a)) TO A CHILDRENS RESIDENTIAL CARE (C2)) TO ALLOW FOR AN INCREASE FROM 2 TO 4 MEMBERS OF STAFF

Site Description

The application site is a modern, detached dwelling at Saxon Way, Kirkby which is on an irregularly shaped plot. The property has a front garden that is enclosed by a Gabion Wall at the front facing the road and there is a driveway that can accommodate 3 cars to the western side of the property.

The surrounding area is residential in nature with dwellings to the north, south, east and west. A substation sits between the property and number 179 (the neighbouring property to the east). Saxon Way is a through road that is connected to Shevington's Lane which has a bus stop around located around 220 metres away (a 3-minute walk) from the site.

Proposal

The application is for the variation of condition 2 (approved plans and documents) attached to 24/00386/FUL (Proposed conversion of residential property C3a) to a children's residential care (C2) to allow for an increase from 2 to 4 members of staff.

Consultations

Children's Services – No objection, increased staff would be positive.

Commissioning - There is only one staff bedroom so they will be looking at one waking night. They are Ofsted registered.

Environmental Health – No objection.

Highways – No objection.

Merseyside Police – No response.

Representations

This application has been publicised by letters sent to 23 neighbours and by a site notice. One objection has been received consisting of the following main points:

- The proposal is out of character for the area.
- The proposal is a more intensive use which would harm the amenity of neighbours.
- The use would cause increased noise and disturbance.
- The proposal would result in extra traffic.
- There is a lack of parking in the area.

Planning History

24/00386/FUL (PROPOSED CONVERSION OF RESIDENTIAL PROPERTY (C3(a)) TO A CHILDRENS RESIDENTIAL CARE (C2)) TO ALLOW FOR AN INCREASE FROM 2 TO 4 MEMBERS OF STAFF – 11.11.2024.

An application was also approved at the site for the erection of a 1 metre high Gabion Wall to the front boundary, (21/00340/FUL – approved 28/10/2021).

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

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

SD1 - Sustainable development

CS1 – Spatial Strategy for Knowsley

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
ENV2 - Noise and Vibration

Article 35 Statement

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:

PRINCIPLE OF DEVELOPMENT

Principle of Development – Policy

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

- a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;
- b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and
- c) Accommodate future maintenance and long term management requirements.

Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that: new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not:

- Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion smells, fumes, on-street parking or other causes; or
- Adversely affect the character or street scene of the area.

Replacement UDP Saved Policy H7 (Provision of flats, nursing and residential homes, hostels and houses in multiple occupation (HMO's)) states that proposals for residential homes, will be permitted provided that:

- “a) There would be no unacceptable increase in the level of noise or disturbance, or loss of privacy, for occupiers of neighbouring property;
- b) Any necessary vehicle parking areas would be adequate to meet the needs of the development, safe and screened and/or landscaped so as to avoid causing loss of visual amenity in the area;
- c) Bin stores, fire escapes and clothes drying areas would be adequately screened or designed so as to avoid causing loss of visual amenity;
- d) In the case of proposals to convert existing property, the property would be suitable in terms of its size and character to accommodate the development proposed; and
- e) In the case of proposals for nursing or residential homes, hostels or

Houses in Multiple Occupation, the proposals would not result in:

- An existing dwelling having a nursing home, residential home, hostel or HMO on both sides; or
- More than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO”.

NPPF policy S4 (Principle of development within settlements) states that

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Principle of Development

The proposed use (Class C2) is classed as a “Residential Institution” therefore, it is considered that such uses are acceptable in principle in this location and are a residential type of use. This is subject to the use not having an unacceptable impact on the amenity of neighbours or the character of the area.

The principle of development has already been established in the original application (24/00386/FUL)

The proposed use would be acceptable in principle, and issues of highway safety and residential amenity are discussed below. Therefore, the principle of the C2 use complies with Local Plan Core Strategy Policy CS19 and Saved UDP Policy H5.

RESIDENTIAL AMENITY

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that: new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not:

- Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion smells, fumes, on-street parking or other causes; or
- Adversely affect the character or street scene of the area.

The proposal would result in a slight increase in staff movements to the property through the addition of 2 extra staff during the day, however this increase is considered to be minor and would not result in significant harm to residential amenity. In addition, the staff levels at night (which is considered to be a more sensitive time for noise and disturbance) would remain the same with 2 staff overnight. This is due to the additional support required for the children during daytime hours, at night, the child is ordinarily asleep and does not require the same level of continuous active support.

The additional staff during the day would not significantly change the character of the use or result in over intensification due to the building being a large detached house in a large plot and the minor addition of 2 staff. It would allow closer supervision of the children.

This is supported by the views of the Council's Environmental Health team who have no objection to the proposal.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19 and UDP policy H5.

HIGHWAYS

NPPF Policy TR6: Assessing transport impacts states that Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.

Core Strategy Policy CS7 (Transport Networks) states that new development will be required to be:

- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
- In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.

The site is located within a sustainable location with excellent bus links. There is a bus stop situated just 3 minutes' walk away on Shevington's Lane that provides services including to Liverpool. The site is also 1.1km away (16 minutes walk), from Headbolt Lane Train Station.

The driveway is approximately 18m in length and there are currently 7 parking spaces. There is also off road parking available nearby on Dekker Road and Barnes Close. The parking spaces are considered sufficient parking (when combined with the site's excellent public transport links), to ensure that there would not be significant harm to highway safety from the proposal.

The additional 2 staff during the day will not result in a significant increase in traffic or result in material parking problems given the spaces within the site and the potential for off road parking nearby and the excellent public transport links of the site. Additional parking spaces have been added in front of the dwelling and when combined with the existing garage, there would now be a total of 7 parking spaces within the site. This is considered more than sufficient for the proposed use.

This is supported by the views of the council's highways department who have no objection to the proposal subject to

Overall, the proposal will not lead to unacceptable impacts on highway safety. Therefore, the application is consistent with NPPF policy TR6, and Policy CS7 of the Local Plan Core Strategy.

Other Considerations

The proposal will not result in any additional risk of anti social behaviour or crime. This is supported by the council's commission team who have no objection to the proposal. If anything, the additional staff during the day will ensure that the children are better monitored and supervised by staff during daytime hours.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to the neighbour amenity or highway safety. 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 (2026).

RECOMMENDATION:

That planning permission be granted subject to the following condition(s):-

1) 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.

2) Number of Children

The number of children residing at the property shall not exceed 3.

Reason: To prevent amenity impacts on residents through over intensification of the use.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>11/09/2026</u>

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
03/07/2026	-	-	Location Plan
25/06/2026	-	-	Revised Planning Statement
25/06/2026	-	-	Management Plan
25/06/2026	177SQ-DRA-01	-	Block Plan

INFORMATIVES

N/A