

<u>APPLICATION NO:</u>	25/00098/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	7 Brook Grove, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF DETACHED OUTBUILDING IN REAR GARDEN		

Site Description

A modern detached house with associated garden curtilage on a corner plot on Brook Grove, a no-through road. There is a drive to the north side, and front, of the dwelling for parking. Along the side rear garden boundary is a high brick wall, with the dwelling entrance on the side of the house fronting a shared drive, off Brook Grove hammerhead, which is between the boundary of the property and Knowsley Lane and serves 3 properties sited to the rear of the site with those properties set at 90 degrees to the application site. Between the rear garden wall of the property and the shared drive is a landscape strip. Between the shared drive and Knowsley Lane is a grass strip sloping down to Knowsley Lane, with Brook Grove separated from Knowsley Lane by railings.

Proposal

The application is for an outbuilding in the rear garden of the property to provide a gym. The building would have a back-stand. The building would have a width of 7.6m and a depth of 2.9m, with a depth of 3.2m to the back of the back-stand. The building would be 2.5m high with a flat roof, and 2.7m to the top of the back-stand. The building would be brick built.

Consultations

Knowsley Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

18/00062/HYB - DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSES A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500kVA SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM. OUTLINE APPLICATION FOR UP TO 26,350 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASSES B1) AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE. Granted: 17.07.2018.

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

H8 - Extensions and Alterations to Residential Properties

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.

Assessment

The application is for a domestic outbuilding in the rear garden of a detached house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design of the outbuilding is acceptable, with the back-stop being an interesting design addition. The application would be sited against the high rear garden boundary wall and this together with the shared drive would minimise visual impact of the proposal from public highway. The proposal would not be detrimental to the

visual amenities of neighbouring properties and the area in general.

Residential Amenity Considerations

The proposal is for a domestic outbuilding in a residential area and raises no residential amenity issues. The proposal would not cause overlooking or loss of privacy.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal is acceptable in design and would not be detrimental to the visual or residential amenities of the neighbouring properties or wider area. The proposed building would be sited in the rear garden area and would not impact on the parking of the property. The application complies with planning policies and is 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 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 brick to be used on the external walls of the outbuilding hereby permitted shall match those of the existing building in type, size, colour and texture, and the back-stop structure behind the building shall be of the same brick or shall be rendered and painted white to all sides.

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 Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/03/2025	-	-	LOCATION PLAN
26/03/2025	2	-	PROPOSED PLAN
25/03/2025	3	-	PROPOSED PLAN AND ELEVATION

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 21/05/2025

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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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