



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00335/COU

Name and address of applicant

Mr Oliver Harrison
Brook House Farm
Lower Road
Knowsley
Halewood
L26 3UB

Name and address of agent

OS Rural Planning and Development
Orchard Cottage
Town Farm Lane
Norley
Northwich
WA6 8NH

Date of Receipt: 6 June 2022

Date Valid: 9 June 2022

Address/Location Of Development:

**Brook House Farm
Lower Road
Halewood
Knowsley
L26 3UB**

Description of Development:

RETROSPECTIVE CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO HOLIDAY LET (USE CLASS C1)

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted 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 the details shown on the approved drawings, within 3 months of this decision full details of landscaping works shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a) planting plans,
- b) specifications and schedules,
- c) planting size,
- d) species and numbers/densities,
- e) trees to be retained
- f) and a timetable for implementation.

The approved landscaping works shall be implemented and completed in accordance with the agreed timing/

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. Within 3 months of the date of this permission, a scheme for the design and layout of highway improvement works shall be implemented to the satisfaction of the Council as Local Planning Authority. For the avoidance of doubt, the works shall include but not be limited to the modification of the road markings to introduce centreline hatching for the purpose of improving forward visibility for vehicles turning right into the site from Lower Road.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

5. The car parking and cycle parking/storage areas shown in drawing number 0975-02-02-003 rev E shall be implemented within 3 months of permission being granted shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and sustainable travel to comply with Policy CS7 of the Core Strategy, adopted January 2016.

6. Within 3 months of permission being granted one communal, outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space shall be provided for the dwelling.

The chargepoint shall be:

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

The EV charging point 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 110.

7. The building shall be used exclusively as a holiday let use and for no other purpose.

Reason: In order to ensure any change to the building is subject to appropriate assessment of impacts.

8. The number of persons at the property at any one time shall not exceed either of the numbers below:

- a) 19 adults or
- b) 16 adults and 6 Children.

Reason: In order to ensure any increase in numbers is subject to planning control.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/06/2022	0975-02-02-0003 REV E	-	Proposed Site Plan
06/06/2022	0975-02-02-001 REV C	REV C	LOCATION PLAN
06/06/2022	0975-02-03-003 REV A	Rev B	Proposed Elevations 1 of 2
06/06/2022	0975-02-03-004 REV A	Rev B	Proposed Elevations 2 of 2
06/06/2022	0975-02-05-003 REV B	Rev A	Proposed Floor Plan GF
06/06/2022	0975-02-05-004 REV B	Rev A	Proposed Floor Plan 1F
06/06/2022	Support Letter	-	Supporting Letter
08/08/2022	Visibility Splay 1	-	Visibility Splay 1
08/08/2022	Visibility Splay 2	-	Visibility Splay 2

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS5 - Green Belt

CS7 - Transport Networks

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)**

G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

DQ4 - Trees and Development

ENV5 - Contaminated Land

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

ARTICLE 35 STATEMENT

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informative

- 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

- 2 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. The grant of planning permission will require the applicant to cover the costs associated with the highway improvements set out above. The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.



Executive Director - Regeneration and Economic Development

Date: 24 August 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does **not** include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.