

## **REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT**

**APPLICATION NO:** 22/00335/COU

**APPLICANT:** Mr Oliver Harrison

**WARD AFFECTED:** Halewood South

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

**LOCATION OF SITE:** Brook House Farm, Lower Road, Halewood, L26 3UB

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Green Belt

### **RELEVANT POLICIES**

#### **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

CS22 - Sustainable and Low Carbon Development

CS24 - Managing Flood Risk

#### **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

### **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**

A previous planning application for the conversion of an agricultural building to form 6 dwellings was refused at the site, (05/00657/COU - refused 1/09/2005). A recent application for a change of use from a residential dwelling (C3) to HMO (C4) with extension and alteration changes was approved. (20/00408/FUL – approved 11/06/2021).

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l26 3ub.doc

## **TECHNICAL CONSULTATIONS:**

Environmental Health - No objection.

Health and Safety Executive - Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Highway Authority – No Objection subject to a condition to secure highway improvement works and an informative.

## **NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

## **ISSUES AND ASSESSMENT:**

### **PROPOSAL**

The application is for a retrospective change of use from residential dwelling (use class C3) to holiday let (Use Class C1)\*.

*\*Amended Plans were received on the application relating to visibility splays. However, these were minor changes which did not change the overall layout or materially impact on neighbours. As a result, no re – consultation was required.*

### **PRINCIPLE OF DEVELOPMENT**

The application site is situated within the Green Belt, the proposal would change the use from a HMO to a holiday let. The external appearance of the building and grounds would not change, however, there would be an increase from 7 to 8 bedrooms.

The number of potential occupiers is greater than that of the previous HMO (with a maximum of 19 adults or 16 adults and 6 Children), the occupation is likely to be by families and friends who are much more likely to travel together rather than separately to the property. In addition, due to the nature of short term holiday lets, there are likely to be periods in between bookings where the property is not occupied. Overall, whilst the numbers of occupiers at any one time may be greater, overall there would not be a material increase in traffic journeys to and from the property. Whilst the use would be changed, it is considered that there would not be a material impact on the openness of the Green Belt compared to the previous approval. Therefore, the development is considered acceptable in principle and consistent with Core Strategy Policy CS5 and UDP policy G6.

### **STREET SCENE**

The site is visible from Lower Road to the south. However, there would be no external changes.

Overall, it is considered that there will not be harm to the streetscene from the proposal. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

### **RESIDENTIAL AMENITY**

#### **Existing Residents**

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There are no neighbours nearby in close proximity that would be affected by the changes which are minor in nature. For the reasons identified above it is considered that there will not be a material increase in traffic levels at the site. The character of the use would change as it would be used as a holiday let which could accommodate a large number of people, however, Environmental Health have not raised any objections to the proposed use and it is considered that there would not be unacceptable effects on amenity.

Overall, it is considered that there will not be harm to existing dwellings from the proposal. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

### Future Occupiers

The property would have sufficient amenity space and the individual bedrooms would provide acceptable level of light and outlook. One first floor bedroom is 6sqm, this would not be acceptable for permanent residential occupation, however, for a short term holiday let, it is similar in size to a small hotel room and is therefore acceptable. Overall, it is considered that the development would ensure an acceptable standard of living for future occupiers. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

### **HIGHWAYS**

The dwellings provide 8 parking spaces. 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”*.

In this case it is considered that the development would not lead to an unacceptable impact on highway safety or a severe impact on the road network. This is supported by the council's highways department who have no objection to the application subject to conditions.

It is considered that electric vehicle charging points could be secured by a condition. Overall, the development would not cause harm to highway safety and complies with Core Strategy Policy CS7.

### **HERITAGE**

In relation to heritage matters. The building is considered to be a non-designated heritage asset. However, there would be no external changes over the previous application. Therefore, there would be no harm in relation to heritage matters.

### **CONCLUSION**

The proposal is acceptable in principle and would not cause harm in relation to living conditions, highways, or heritage. The application complies with local 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.

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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) Landscaping

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) Highways Improvement Works

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) Car and Cycle Parking

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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) Electric Vehicle Charging Points

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) Holiday Lets

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) Max no of Persons

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

- a. 22 adults or
- b. 16 adults and 6 Children.

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

## **Informatives**

1) Highway Works

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

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advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.

## **SCHEDULE 1**

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

Andrew Hunt

22 August 2022

Alan Kilroe

22 August 2022

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|---------------------------|------------------------------|----------------------------|
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