

APPLICATION NO: 24/00570/FUL

CASE OFFICER: Andrew Hunt

WARD: St Gabriels

PARISH: N/A

LOCATION: Honey Pot Day Nursery, 10 Huyton Church Road, Huyton, Knowsley
L36 5SJ

PROPOSAL: APPLICATION TO RETAIN INCLUSIVE ACCESS AND CHILD
SAFEGUARDING MEASURES (WHEELCHAIR ACCESSABLE RAMP
TOGETHER WITH INCORPORATED PARKING AREA AND SECURE
AND GATED PEDESTRIAN ACCESS AND FENCING). ERECTION
OF A PRAM SHED AT EXISTING NURSERY.

Site Description

The site consists of a main detached building in the centre of the plot with a smaller detached building in the south east of the plot. There is a garden area at the rear of the property with a hardstanding area at the front. There is vegetation at the front of the site facing towards the street. The site is surrounded by other houses to the north, east and south, and a commercial building to the west opposite the site.

Proposal

The proposals are for a wheelchair accessible ramp together with parking area, secure and gated pedestrian access and fencing and erection of a pram shed at existing nursery. The proposals are retrospective.

Consultations

Cadent Gas – No objection subject to information note.

Conservation Officer – No response received.

Representations

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

Planning History

There have been several applications at the site, however only the most recent 2023 application is considered to be of relevance. (23/00136/COU – Change of use of upper floors from residential to children's day nursery - approved 04/07/2025).

Relevant Policy

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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. , having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

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
CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas
H5 - Development within Primarily Residential Areas

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

The application site is situated within a Primarily Residential Area. Therefore, the development is acceptable in principle and compliant with UDP policy H5.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

IMPACT ON HERITAGE ASSETS

NPPF Para 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance.

The application site is situated within the Victoria Road and Huyton Church Road Conservation Area. In the Conservation Area appraisal, the building is listed as a positive unlisted building.

The proposed changes would be relatively minor in nature and would be set back from the main street. The changes would be physically separate from, and not attached to, the main building. The changes would not affect elements that make a positive contribution to the Conservation Area and would not materially affect the Conservation Area. Overall, it is considered that the proposal would preserve and enhance the Conservation Area and complies with NPPF para 210

RESIDENTIAL AMENITY

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.

The proposed changes would not involve major alterations which would affect the amenity of neighbours. Therefore, there would be no harm to residential amenity from the proposal.

OTHER CONSIDERATIONS

The proposal would ensure appropriate disabled access to the premises in accordance with the Equality Act 2010.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to amenity. In relation to Heritage assets, the proposal would not cause harm to the Victoria Road and Huyton Church Road Conservation Area. 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:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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 following approved plans and documents:-

- a. Location/ Site Plan - 129-00- (Received 22/10/2024).
- b. Proposed Elevations 159-02 A- (Received 29/10/2024).
- c. Site Plan - 159-01 A- (Received 29/10/2024).

Reason: For the avoidance of doubt.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **17 February 2025**

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

INFORMATIVES

1) Cadent Gas – See Letter

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\i1ys56ie\24-00570 - ful honey pot 10 huyton church road huyton.docx