

Knowsley Council  
Regeneration and Economic Development Directorate.  
Delegated Planning Report

|                               |                                                                                                                                                                                                                                                                                                                                                                     |                             |             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 25/00690/FUL                                                                                                                                                                                                                                                                                                                                                        | <b><u>CASE OFFICER:</u></b> | Andrew Hunt |
| <b><u>WARD:</u></b>           | Northwood                                                                                                                                                                                                                                                                                                                                                           | <b><u>PARISH:</u></b>       | N/A         |
| <b><u>LOCATION:</u></b>       | 14 Old Rough Lane, Northwood, Kirkby, Knowsley, L33 8XB                                                                                                                                                                                                                                                                                                             |                             |             |
| <b><u>PROPOSAL:</u></b>       | S73 APPLICATION FOR THE VARIATION OF CONDITION 4 (NUMBER OF PARENTS AND CHILDREN) ATTACHED TO PLANNING PERMISSION 24/006723/COU (CHANGE OF USE OF 1 DWELLING (CLASS C3) TO A FAMILY ASSESSMENT CENTRE (CLASS C2) TO CHANGE THE WORDING FROM 1 MOTHER AND 1 CHILD X2 TO NO MORE THAN 2 FAMILIES OF ANY CONFIGURATION OF A MAXIMUM OF 3 ADULTS AND 3 CHILDREN OVERALL |                             |             |

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### **Site Description**

The application relates to a semi-detached house with attached garage on Old Rough Lane and associated garden space. The vicinity is residential in nature Although is adjacent a shopping parade and standalone retail unit, and is characterised by semi-detached dwellings.

### **Proposal**

The proposal is for a variation of condition 4 attached to planning permission (24/00672/COU (CHANGE OF USE OF 1NO DWELLING (CLASS C3) TO A FAMILY ASSESSMENT CENTRE (CLASS C2), to change the wording from 1 mother and 1 child x2 to no more than 2 families of any configuration of a maximum of 3 adults and 3 children overall.

The main changes from the previous approval are:

- Moving from 2 x 1 mother and 1 child being allowed to no more than 3 parents and 3 children being allowed. This would increase the maximum number of children allowed at the premises from 2 to 3 and the number of adults from 2 to 3 but the number of families would remain the same.

### **Consultations**

Highways - Highways raise no objection to the proposed variation of Condition 4. The amended condition would allow no more than three parents and two children to reside at the property at any time. While this represents a minor increase in occupancy compared to the extant permission, the nature of the use remains unchanged and, in highway terms, the proposal would not result in a material increase in vehicle movements, parking demand or servicing activity. On this basis, the proposal raises no highway safety concerns and is acceptable in principle.

## **Representations**

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

## **Planning History**

24/00672/COU - CHANGE OF USE OF 1NO DWELLING (CLASS C3) TO A FAMILY ASSESSMENT CENTRE (CLASS C2) – approved 21/03/2025.

## **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  
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.

## **Assessment**

The main changes from the previous approval are:

- Moving from 2 x 1 mother and 1 child being allowed to no more than 3 parents and 3 children being allowed. This would increase the maximum number of children allowed at the premises from 2 to 3 and the number of adults from 2 to 3 but the number of families would remain the same.

## **Highways**

NPPF Para 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The application would increase the maximum number of adults at the property from 2 to 3 and children at the property from 2 to 4 at any one time. However, as the number of families (2) would not increase as the families would travel together. Therefore, would be no increase in car journeys or in the frequency of visits to the premises. If visiting by car the number of car journeys would stay the same.

The changes are therefore minor in nature and would not result in any harm to highway safety. This view has been supported by the council's highways officer who have no objection to the proposal.

## **Amenity**

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

For the same reasons identified above, whilst the number of adults would increase from 2 to 3 and the children allowed would increase from 2 to 3, the number of journeys to and from the property would not increase as there would still only be two families in the premises. This amendment provides the care provider greater flexibility when offering their services, but remains restricted to no more than two families.

Overall, the proposal would not cause any additional harm to neighbour amenity from

noise or disturbance and the proposal complies with Core Strategy Policy CS19.

### **Conclusion**

The proposal would be acceptable in relation to highways and amenity. 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 the granted of the original permission (21/03/25).

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 provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the property known as No. 14 Old Rough Lane shall only be operated as a Family Assessment Centre - Use Class C2, and for no other purpose, including any other purpose within Use Class C2.

Reason: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area.

- 4) No more than 2 families shall reside at the property at any time. The number of persons residing at the property (excluding staff) shall not exceed 3 parents and 3 children at any time. At all times there should be a least one paid member of staff (carer) at the property.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

**Signed Case Officer<sup>1</sup>:**

**Andrew Hunt**

**Signed Authorising  
Officer<sup>2</sup>:**

**Jo Sheridan**

**Date:**

**24/03/2026**

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

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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                                              |
|----------------------|----------------|----------------|----------------------------------------------------------------------------|
| <b>19/01/2025</b>    | <b>A102</b>    | <b>-</b>       | <b>PROPOSED PLANS AND ELEVATIONS, LOCATION PLAN AND PROPOSED SITE PLAN</b> |
| <b>21.03.2025</b>    | <b>EMAIL</b>   |                | <b>APPLICANT EMAIL RE: STAFFING CLARIFICATION</b>                          |

## **Informatives**

N/A