

Regeneration and Economic Development Department

APPLICATION NO: 21/00317/FUL

APPLICANT: Mr Brian Fullerton

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: INCREASE OF HEIGHT TO EXISTING BRICK WALL ON CRONTON ROAD
UP TO 2.0M HIGH INCLUDING BRICK PILLARS TOGETHER WITH THE
DEMOLITION OF INNER BOUNDARY WALL

LOCATION OF SITE: 1 Sanbec Gardens, Cronton, WA8 5GY

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

H8 – Extensions and Alterations to residential properties.

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Cronton Parish Council - No objections

Highway Authority - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours.

There have been 1 letters of objection, 0 letters of support and 0 letters of comment. The representation is summarised as follows:-

- Reduced visibility at pedestrian crossing and when exiting Sandbec Gardens and Hall Lane causing a road safety issue.
- Wall would be forward of safety railings at the crossing decreasing visibility for pedestrians.

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.

ISSUES AND ASSESSMENT:

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

PROPOSAL

This application relates to a detached dwelling located on Sandbec Gardens off Cronton Road, Cronton.

It is proposed to increase the height of an existing boundary wall 1m in height to 2m in height and returning to the corner of the dwelling closest to Cronton Road. (The 1m high existing boundary wall would remain). An existing 2m high boundary wall set further into the property would be demolished so the property would only have the one boundary treatment.

POLICY CONSIDERATIONS

The site is allocated as primarily residential on the Local Plan policies map. The alteration to a boundary wall would be acceptable in principle subject to compliance with the above policies and guidance.

DESIGN AND LAYOUT

The current layout of the boundary treatments comprises a 1m high wall along the Cronton Road boundary continuing around into Sandbec Gardens. The properties rear garden is enclosed by a 2m high wall set in by 1.6m from the 1m high wall. This results in a grassed area of "no mans land" in-between the two boundary walls.

The increase in the boundary wall height to 2m with brick pillars at regular intervals is considered to be an acceptable boundary treatment which would be acceptable in the street scene and in terms of visual amenity.

The wall would be capped with a brick on edge. Providing the bricks used match the existing wall this would be acceptable. (this can be secured by planning condition).

The proposal would be in compliance with Local Plan policy CS19 and saved UDP policies H5 and H8.

HIGHWAY SAFETY

From the original drawings it was unclear if the new wall would impact on the visibility of drivers emerging from Sandbec Gardens onto Cronton Road (A5080).

An additional plan was then submitted showing visibility splays of 2.4m x 43m in each direction along Cronton Road.

The additional drawing showed that the existing visibility from Sandbec Gardens remains unaffected.

The proposal would therefore be in compliance with Local Plan policy CS7.

RESIDENTIAL AMENITY

The proposal would not have any adverse impact on the amenity of the occupiers of any neighbouring property.

The proposal would therefore be in compliance with saved UDP policies H5 and H8.

CONCLUSION AND REASON FOR DECISION

The increase in the height of the boundary wall would tidy up this area and remove the no man's land in between the two boundary treatments. The wall would be in a prominent location but providing match brickwork is used its appearance would be acceptable. The proposal would be in compliance with the Local Plan and saved UDP policies listed above.

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RECOMMENDATION:

That planning permission is granted subject to the following conditions:-

- 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) The bricks to be used on the proposed wall hereby permitted shall match those of the existing 1m high wall in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/05/2021	001	-	LOCATION PLAN
28/05/2021	003	-	LAYOUT AND ELEVATIONS
20/07/2021	003	-	PROPOSED LAYOUT WITH HIGHWAY VISIBILITY SPLAYS

Informatives

NONE

Mark Quinn

3 August 2021

Alan Kilroe

5 August 2021

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PS/DC/OP04/05	003	23/9/02