

APPLICATION NO: 22/00540/FUL **CASE OFFICER:** Andrew Hunt

WARD: Page Moss **PARISH:**

LOCATION: McDonald's Restaurant, Liverpool Road, Huyton

PROPOSAL: ALTERATIONS TO EXISTING BUILDING COMPRISING OF THE ERECTION OF A SINGLE STOREY SIDE EXTENSION, NEW ACCESS DOORS AND REPLACEMENT GLAZING TOGETHER WITH REFURBISHMENT OF DRIVE THRU BOOTHS INCLUDING NEW WINDOWS, ALUMINIUM CLADDING AND THE INSTALLATION OF A BIN STORE WITH 2M HIGH TIMBER FENCE PANELS AND OTHER ASSOCIATED WORKS

Site Description

This application relates to land within a fast food restaurant and associated Car Park off Liverpool Road, Huyton.

Proposal

The proposal is to alter the existing building to create a single storey side extension, new access doors and replacement glazing together with refurbishment of drive thru booths including new windows, aluminium cladding and the installation of a bins store with 2m high timber fence panels and other associated works.

Consultations

Cadent Gas – No Objection Informative required.
Highway Authority - No objections

Representations

This application has been publicised by letters sent to 108 neighbours. No representations have been received.

Planning History

Numerous applications have been approved at the site, however none are directly relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS6 - Town Centres and Retail Strategy

CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village

CS19 - Design Quality and Accessibility in New Development

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

N/A

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

Streetscene

The alterations to the existing building are minor in scale and would be acceptable in terms of appearance. The proposed fence would be located at the rear and painted green which means that the appearance would be acceptable. A condition is required in order to ensure the fence is painted green.

Highways

The proposal would result in a minor loss of parking (2 spaces) compared to the approved plan, however there is already an informal bin store use which is not enclosed which takes up 1 parking space. Therefore, the net reduction is a small proportion of overall parking (1 space) and would not significantly impact highway safety. There would be no other adverse highways impacts, this is supported by the fact that the Council's Highway's team have no objection to the proposal.

Conclusion

The proposal would be acceptable in relation to Street scene and highways safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be 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 following approved plans and documents :-
 - a. Proposed GA Plan – (12887_AEW_1025_0050 – Rev A)
 - b. Existing and Proposed Site Elevations (12887_AEW_1025_0005 – Rev A).
 - c. Location Plan (12887_AEW_1025_0001)
 - d. Block Plan (12887_AEW_1025_0002)
 - e. Proposed Site Plan (12887_AEW_1025_0004) Rev A

Reason: For the avoidance of doubt.

3. The proposed fence shall be painted green in accordance with Existing and Proposed Site Elevations (12887_AEW_1025_0005 – Rev A) and retained as such hereafter.

Reason: In order to ensure the fence has an acceptable appearance.

<u>Signed Case Officer:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer:</u>	<u>Alan Kilroe</u>
<u>Date:</u>	<u>31/10/22</u>

Informatives

- 1 **Cadent Gas – See Letter**

Appendix 1 – Site Photographs

