

<u>APPLICATION NO:</u>	23/02753/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	All Saints Catholic High School , Roughwood Drive, Northwood		
<u>PROPOSAL:</u>	RECLADDING OF FACADE (COLOURS TO MATCH EXISTING)		

Site Description

The application site is located at All Saints Catholic High School, Northwood and is situated within an area allocated as Urban Greenland and Education Land in the Development Plan. The application property is a secondary and tertiary educational facility and is predominately brick-clad façade facing on all elevations.

The application property features green fields and associated school grounds to the North and East and residential dwellings further to the West and South.

Proposal

The application seeks permission for the recladding of existing façade.

This is due to the fact the existing external façade has entered a state of decline concerning the existing brick slips affecting both the visual appearance of the building and also raises potential health and safety concerns. The application is for remedial works to replace the defective and deteriorating brick-slips and materials.

The submitted Design and Access Statement outlines that the proposed development would see existing materials above the existing brick-slip systems are to be retained. The new materials consist of:

- New brick slip system with colour and texture to closely match that of the existing being replaced;
 - This will be up to a height of 2.1m above the existing finished ground level and full height to the isolated piers.
 - The system chosen will be a mechanically fixed product and therefore more robust than the adhered system being replaced.
- Aluminium cladding will be provided from 2.1m above the existing finished ground floor level to the underside of existing cladding to be retained.
 - The new aluminium cladding will be polyester powder coated a colour to closely match the new brick slip system.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 216 neighbours. No representations have been received.

Planning History

No relevant planning history.

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.

The site is identified as a site allocated for Urban Greenspace and Education Land in the adopted Unitary Development Plan. As such, an extension to the existing educational property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2, CS19 and CS21 of the adopted Local Plan Core Strategy (2016) and saved policies OS7 of the Unitary Development Plan (2006).

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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

OS7 - Educational Uses and Sites

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

Saved Policy OS7 in the Replacement Unitary Development Plan states that development for Educational Uses and Sites will be permitted provided that:

1. Proposals for the development of new schools, colleges or other training facilities, or for alterations or extensions to existing educational or training facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.
2. The extended and community use of educational buildings and land for wider community purposes and activities (either within existing or new educational facilities) will be encouraged where this is practicable and would not conflict with educational needs, the security of the students or residential amenity.

Design

The existing building is described to be in a state of decline and appearing derelict due to the defective nature of the existing brick slips and would not be considered to be of a high-quality design. The proposed development would be considered to mark an improvement in design.

The submitted Design and Access Statement outlines that the selection of colours and materials are intended to, as far as reasonably practicable, reflect and replicate the colour and mass of the existing design and materials, which are proposed to be replaced. This would not be considered to detract from the original design of the building.

Overall, the proposed development would be considered to improve the design of the existing property and would not be considered to detract from the original design or cause any adverse harm. Additionally, it would be in accord with CS2, CS19, CS21 and OS7.

Residential Amenity

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

The accompanying guidance of Saved Policy OS7 states that, an important factor of any proposal is the relationship with the adjacent area, particularly in terms of visual amenity and impact on neighbours. The proposal by its nature, would not be considered to contravene with this guidance.

Furthermore, given the proposals effort to emulate the original and existing design, which would not significantly detract from the existing design, it would not be considered the proposed development would result in any significant change to residential amenities.

The proposed development would improve the visual impact of the context of the local area by having an improved and high-quality design, in oppose to a declining condition the property is currently described as experiencing. It would not obstruct or worsen any existing amenity views and subsequently, would not be considered to result in harm to residential amenity.

The closest residential dwelling to the application site (and where the proposed

development would cover) is situated approximately 50m away. This further ensures that no significant residential harm would be caused as a result of the proposal.

Overall, the proposed development would not pose any significant harm to the residential amenity to the occupiers of the nearby residential properties and would be in accord with Saved Policy OS7 and Core Strategy Policies CS2, CS19 and CS20.

Conclusion

The proposal would be acceptable in terms of design and residential amenity. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/12/2023	156165-STL-XX-ZZ-DR-A-20003	PL_PL04	PROPOSED ELEVATIONS - OPTION 2
07/12/2023	156165-STL-XX-ZZ-DR-A-20004	PL_PL04	PROPOSED ELEVATIONS - COLOURED - OPTION 2
07/12/2023	156165-STL-XX-ZZ-DR-A-V2002	P02	3D VIEWS - OPTION 2
07/12/2023	156165-STL-XX-ZZ-DR-A-00001	PL_PL01	LOCATION PLAN
07/12/2023	-	-	PLANNING DESIGN AND ACCESS STATEMENT

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

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

Date:

29 January 2024

Informatives

Not applicable.