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|-------------------------------|--------------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 23/02752/FUL                                           | <b><u>CASE OFFICER:</u></b> | Reece Black |
| <b><u>WARD:</u></b>           | Cherryfield                                            | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | Kirkby CLC, Bracknell Avenue, Southdene                |                             |             |
| <b><u>PROPOSAL:</u></b>       | RECLADDING OF THE BUILDING (COLOURS TO MATCH EXISTING) |                             |             |

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### **Site Description**

The application site is located at Kirkby CLC, Southdene and is situated within an area that is allocated as Urban Greenspace and Educational Land in the Development Plan. The application site is a modern, secondary education facility and, as existing, is predominately brick faced on all elevations.

The application property is surrounded mostly by fields and sports usage incidental to the school facility. There are residential dwellings further on to the East and West of the site.

The application site is located on a former waste tipping site.

### **Proposal**

The application seeks permission for the re-cladding of the existing façade.

This is due to 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 summarises the proposed development as:

Existing materials above the brick slip system are to remain in place. The new materials consist of the following:

- New brick slip system with colour and texture to closely match that of the existing being replaced;
  - This will extend from the ground floor level up to the top of the parapet walls.
  - The system chosen will be a mechanically fixed product and therefore more robust than the adhered system being replaced.
- Aluminium cladding will be provided to the isolated columns and beams which form an open enclosure to the lower roof level and form a fascia to the existing Reglit glazing
  - 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 3 neighbours. No representations have been received.

### **Planning History**

No relevant recorded 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 as being in a state of decline and dereliction given the defective nature of the brick-slips, it would not be considered to display a high-quality design. The proposed design 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 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 over 100m 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.

### **Other Issues**

The application site is located on a former waste tipping site. However, given that the proposed development only affects the external façade of the building, it was not considered necessary to consul Environmental Health on this occasion as the application would not involve any groundbreaking or excavation works.

### **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    | 156162-STL-XX-ZZ-DR-A-ZZZZ-20002 | PL_PL04 | PROPOSED ELEVATIONS - BRICK SLIP COLUMNS - COLOURED |
| 07/12/2023    | 156162-STL-XX-ZZ-DR-A-ZZZZ-20001 | PL_PL04 | PROPOSED ELEVATIONS - BRICK SLIP COLUMNS            |
| 07/12/2023    | 156162-STL-XX-ZZ-DR-A-00001      | PL_PL01 | LOCATION PLAN                                       |
| 07/12/2023    | 156162-STL-XX-ZZ-FR-A-V20001     | P1      | PROPOSED 3D VIEWS                                   |
| 07/12/2023    | -                                | -       | PLANNING DESIGN AND ACCESS STATEMENT                |

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

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

**Date:**      **29 January 2024**

## **Informatives**

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<sup>1</sup> 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

<sup>2</sup> 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