

<u>APPLICATION NO:</u>	23/02689/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	Lord Derby Academy , Seel Road, Huyton		
<u>PROPOSAL:</u>	CLADDING OF EXTERNAL FACADE		

Site Description

The application site is located at Lord Derby Academy, Huyton and is located in an area that is allocated as Urban Greenspace and Education Land in the Development Plan. The application site is a modern, secondary educational building and is currently a mixture of brick facing and brick-slip cladding, with a prominent section of timber cladding.

The application property is South/South-East facing. The site is surrounded by playing fields and residential streets.

Proposal

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

This is because the existing external façade has experienced a decline of the brick-slips which has resulted in a worsening appearance of the external building. The application is for remedial works to replace the defective and deteriorating brick-slips and its materials.

At present the defective brick-slip cladding is a white CEP Petrarch, the proposed development would see this the replacement and addition of powder coated aluminium cladding, in a dark grey colour.

The submitted Design and Access Statement summarises the proposed development as:

Existing materials above the existing 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 be up to a height of 2.1m above the existing finished ground level.
 - 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 Petrarch (fibre cement) 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 139 neighbours. No representations have been received.

Planning History

APP. NO: 13/00385/FUL
PROPOSAL: APPLICATION TO RETAIN 'HUB' BUILDING ON A PERMANENT BASIS (BUILDING CURRENTLY HAS TEMPORARY PERMISSION UNTIL 30 SEPTEMBER 2015 ONLY UNDER PLANNING PERMISSION 12/00127/KMBC1 TOGETHER WITH REPLACEMENT OF A WINDOW WITH A NEW DOOR TO WEST ELEVATION AND THE ERECTION OF 1,8 METRE HIGH SECURITY FENCING.
DECISION: GRANTED
DECISION DATE: 15 November 2013

APP. NO: 18/00047/FUL
PROPOSAL: RETENTION OF TEMPORARY CLASSROOM
DECISION: GRANTED
DECISION DATE: 18 July 2018

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

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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 said to be in decline and entering a state of dereliction given the defective nature of brick slips would not be considered to display a high-quality design. The proposed design of the development would be considered to be of high-quality and would not be considered to cause any significant harm to the surrounding properties.

The submitted Design and Access Statement asserts that the combination of the materials and colours chosen is intended to, as far as reasonably practicable, reflect the colour and mass of the existing defective material being replaced and not detract from the original design at the time of construction.

It also states that the proposed development, although prominent in view, it is not considered overbearing in terms of scale and massing. It is considered that the

proposal to re-clad the exterior of the building would improve the appearances of the site and surrounding area.

The existing brick slips are failing, affecting the visual appearance of the building within the street scene. The proposed materials are considered to be high quality and contemporary and subsequently, would be considered to improve the appearance of the building and the character of the surrounding area.

Given that the existing building is features defunct and failing cladding, the proposed development would be considered to represent in a stark improvement. In addition, given that the proposed materials have been mindful to emulate the existing colour and character, this would not result in a significant detracting from the existing intended design and subsequently, would not harm the character of the area and would improve visual amenity.

Overall, the proposed development would be considered acceptable and of good design and would be in accord with Saved Policy OS7 and Core Strategy Policies CS2, CS19 and CS21.

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.

The closest residential dwelling to the proposed area of development is situated 50m away from the development. Therefore, given this distance, it is not considered that the proposed development would result in any significant harm to any residential amenities of the local residents.

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.

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
24/10/2023	155747-STL-XX-ZZ-DR-A-20000	PL-PL02	PROPOSED ELEVATIONS - BLACK & WHITE
24/10/2023	155747-STL-XX-ZZ-DR-A-20001	PL-PL02	PROPOSED ELEVATIONS - COLOUR
24/10/2023	155747-STL-XX-ZZ-DR-A-V2001	PL-PL02	3D VIEW
29/09/2023	155747-STL-XX-ZZ-DR-A-00001	PL-PL02	LOCATION PLAN
29/09/2023	-	-	PLANNING DESIGN AND ACCESS STATEMENT

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

K Foster

Date:

18 December 2023

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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