

<u>APPLICATION NO:</u>	24/00381/KMBC1	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	Barnardos, 56 Derby Road, Huyton		
<u>PROPOSAL:</u>	REPLACEMENT OF EXISTING SHOPFRONT AND ROLLER SHUTTERS WITH THE INSTALLATION OF NEW ALUMINIUM DOUBLE GLAZED SHOPFRONT AND ROLLER SHUTTERS		

Site Description

The application site is located at 56 Derby Road and relates to the ground floor unit of an existing site within the primary shopping area of Huyton Village. The unit is located within an area allocated as a Town and District Centre for Retail and Community Uses in the Development Plan.

The site is currently in use and operates as a bar (Dos Urbano).

Proposal

The application seeks permission for the replacement of existing shopfront and roller shutters with the installation of new aluminium double-glazed shopfront roller shutters.

The works involved would comprise the installation of slimline aluminium double-glazed shopfronts. These would be RAL 7016 (Dark Grey).

The installation of new automated (365x365mm) internal box roller shutter to be installed with the shutter casing to have 3mm galvanised support fascia to restrain head of hazing below; shutter, casing and guides to be PPC-RAL 7016 (Dark Grey).

The main shopfront sign would be aluminium folded fascia sign trays (RAL TBC). 1 no. illuminated metal sign with cut out letters. One 1200mm wide trough lights over main shopfront signs would also be installed. The existing fascia sign would be relocated further up the front elevation of the building – this would be to allow for canopy installation in the future.

The windows and entrance door would be increased in height from 2.25m to 2.78m from ground level and the fascia signage would be located to 3.82 at the tallest point from the existing 2.93m. Bird deterrent post and wire system to be installed to all parapet capping.

Consultations

None required.

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

APP. NO: 23/01627/COU

PROPOSAL: CHANGE OF USE FROM USE CLASS E (RETAIL) TO BAR (SUI GENERIS)

DECISION: GRANTED

DECISION DATE: 5 October 2023

APP. NO: 24/00382/ADV

PROPOSAL: DISPLAY OF SIGNAGE COMPRISING 1NO ALUMINIUM ILLUMIUM FASCIA SIGN

DECISION: PENDING CONSIDERATION

DECISION DATE:

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

CS14 - Principal Regeneration Area - Prescott TC

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

S2 – Diversification of Uses within Existing Centres

The site is identified as a site allocated for Retail and Community Uses in the adopted Unitary Development Plan. As such, shopfront alterations / replacements etc to the existing retail unit 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, CS6 and CS14 of the adopted Local Plan Core Strategy

(2016) and saved policies S9 and S10 of the Unitary Development Plan (2006). The Shopfront and Signage Design SPD (June 2023) is also a material consideration during the determination of this application.

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

The application site is situated within an area allocated as a Town and District Centre for Retail and Community Uses. The proposal would be considered to comply with the relevant policies.

Saved Policy S9 of the UDP (shopfronts and security shutters) states that proposals for new or altered shopfronts should:

- a) Relate well to the street scene in terms of materials, forms and proportions;
- b) If located within a Conservation Area, preserve or enhance the character of the area; and
- c) Provide good access for all members of the community

The Shopfront and Signage SPD outlines that the design of all new or altered shopfronts will be expected to respond positively to the context provided by the wider terrace, parade, street or area. They should also promote uniformity where shops are in uniform pairs, terraces or parades.

The main detraction from uniformity of the terrace row the unit is situated in is the raising of the fascia. However, it is considered given that the street scene is not a Conservation Area etc, it would not be deemed to result in an adverse harm to the street scene. Furthermore, in the context of the locality, it would not appear significantly incongruous. Several units in the area have followed a trend of increasing the fascia signs height. 'Mersey Sports' is one example and is within close proximity that it would not appear significantly incongruous. Moreover, commercial units opposite, such as 'La Vita' and 'PaddyPower' have seen similar cosmetic changes. Therefore, it would be considered acceptable and not result in any significant harm by design.

The materials used would be considered acceptable. 7.2 of the Shopfront and Signage SPD states that virtually all of Huyton Village were built after 1945. In most cases modern shop front materials like aluminium, steel, barebrick, and concrete will be acceptable in post 1945 or modern shopping precincts or parades.

The design would be considered to relate well in terms of materials. The proportions of the windows and doors would appear different when observed when in context with the immediately adjoined terraced units, it would still appear in keeping with the commercial units of the aforementioned businesses opposite.

Access is also considered to be acceptable. Level access is provided. The proposed development would be considered to promote vitality and viability within the town centre and add to street vibrancy.

The lighting is considered to comply with the main principles within the Shopfronts and Signage SPD, given the lighting is integral to the overall design, directed downwards and discrete in nature, the lighting impacts are considered to be acceptable.

Overall, the proposed development would be considered to have an acceptable design and comply with CS19 and Saved Policy S9 and S10.

Residential and Visual Amenity

There are no residential properties in proximity to the site given its Town Centre location and therefore the proposed development would not be deemed to result in any adverse harm to residential amenity.

Highways

It is considered that the proposal would not result in any adverse impact upon the highway of Derby Road or to the flow of pedestrians along the high street. It would not be proposed to cause any adverse harm to highway safety.

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.

- 3) The development shall be carried out only in accordance with the agreed details as set out in the approved elevation and section plans and scope of works, references 3.100B, 5.100B) unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Saved Policy S9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and 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
15/07/2024	3.100B	-	PROPOSED ELEVATIONS AND FLOOR PLAN.
15/07/2024	5.100B	-	PROPOSED STRIP SECTION
15/07/2024	0.001A	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **13 September 2024**

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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