

<u>APPLICATION NO:</u>	26/00368/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	The Prescot School, Knowsley Park Lane, Prescot, Knowsley, L34 3NB		
<u>PROPOSAL:</u>	EXTERNAL ALTERATIONS TO BUILDING COMPRISING RECLADDING OF EXTERNAL FAÇADE AND ROOF REFURBISHMENT WORKS TO FORM ENCLOSURES TO EXISTING PLANT AND OTHER ASSOCIATED WORKS		

Site Description

The application site comprises a High School located on Knowsley Park Lane, Prescot. Vehicular and pedestrian access to the site is available via Knowsley Park Lane and there is parking provision available to the west and east of the main school building.

The site is characterised by a modern, detached building in which the elevations consist of a combination of brick slip cladding and Petrarch (fibre cement) cladding. The roof is a flat roof and comprises two exposed external plant enclosures.

The site is surrounded by playing fields and sports pitches to the east, residential dwellings to the south and west, the dual carriageway highway of the A58 to the north, and Knowsley Safari Park to the further north.

The site is allocated as Urban Greenspace and Educational Land in the Knowsley Local Plan: Core Strategy.

Site Constraints

- Coal Consultation Zone – High Risk Area

Proposal

Planning permission is sought for the external alterations to the building, which comprise the recladding of the external façade and roof refurbishment works to form enclosures to the existing plant equipment.

- A new brick slip system which would be up to a height of 2.1m above the existing ground floor level. The colour and materials of the brick slip cladding would closely match that of the existing being replaced.
- Aluminium cladding will be provided from 2.1m above the existing ground floor level to the underside of the existing Petrarch cladding to be retained. The new aluminium cladding would be polyester powder coated in a colour to closely match the existing cladding system.
- The existing 'open-air' rooftop plant enclosures will be enclosed through the introduction of a shallow pitched roof. The plant enclosures would be finished in light grey trapezoidal sheeting, with aluminium louvres (RAL 7038). The roof

overlay to the main buildings will not result in any change in overall height. The proposed works would result in a limited increase in height to the plant enclosures, rising by 600mm at the lowest point and up to 1,800mm at the highest point.

Consultations

None required.

Representations

This application has been publicised by letters sent to 16 neighbouring properties and a site notice displayed near to the site. No representations were received as a result of the publicity given to the application.

Planning History

23/02770/FUL RECLADDING OF EXISTING FAÇADE (COLOURS TO
MATCH EXISTING)

GRANTED (30 JANUARY 2024)

Relevant Policy

Paragraphs 11 and 12 of the December 2024 National Planning Policy Framework (NPPF) have been superseded by the August 2026 NPPF. The presumption in favour of sustainable development is now set out in Policies S3 to S5 of the NPPF (2026).

Paragraph S3 of the NPPF (2026): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, Policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, Policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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.

NATIONAL PLANNING POLICY FRAMEWORK (2026)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

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

Policy 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

RESIDENTIAL AMENITY AND DESIGN

Policy CS19 outlines that to maintain a good standard of amenity for all existing and future occupants, development proposals will be required to (a) avoid unacceptable impacts on existing residents, business occupiers, and future occupiers; and (c) accommodate future maintenance and long-term management requirements.

The proposal would be of a minimal nature, due to the works being primarily to the façade of the school building and would also see a modest addition of 1.8m (at its highest point) to the roof height above the existing plants. The nearest residential dwellings to the site are 46.2m to the east and 42.4m to the south (Westcliffe Court). Given that the plant enclosures would be situated within the middle of the existing buildings roof, these distances are considered to be acceptable, as the proposal would not harm the residential amenity and the proposal would not cause any overshadowing or overdominance.

The existing brick slip cladding is failing in parts of the elevations, which adversely affects the appearance of the building and presents a potential safety concern. The replacement of the brick slips would improve the functionality and appearance of the site, whilst also improving the health and safety of the site.

The Design and Access Statement submitted outlines that the colours and materials would match the colour and design of the existing building. The proposed alterations would not materially alter the appearance of the site and would have no impact on the visual amenity. Correspondence with the agent (as of 22 September 2026) outlined that the colour and finish of the materials proposed for the external alterations are not yet known. Therefore, a condition regarding materials will be included on the decision notice.

As such, the proposed recladding of the external façade and roof alterations to form enclosures over the existing plants would not have a negative impact on the residential and visual amenity. As such, the proposal would comply with Policies CS2 and CS19 of the Core Strategy and Policy OS7 of the Replacement UDP.

OTHER MATTERS – COAL CONSULTATION ZONE (HIGH RISK AREA)

The application site is located within a high-risk area for coal. As the proposed works are for external alterations to the existing façade and the roof of the building, given there would be no enlargement or extension to the existing building, there would be no breaking of ground required and as such this raises no concerns.

Conclusion

The proposal is considered to be acceptable in terms of any impacts on the residential and visual amenity and accords with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies, and guidance provided in the NPPF (2026), and is therefore recommended for approval, subject to conditions.

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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Prior to the commencement of development, a full specification of materials to be used externally on the building should be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy 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
30.07.2026	156163-STL-XX-ZZ-DR-A-00601	PL_PL06	LOCATION PLAN
30.07.2026	156163-STL-RF-03-DR-A-10101	PL_PL06	PROPOSED ROOF PLAN
30.07.2026	156163-STL-XX-ZZ-DR-A-20600	PL_PL06	PROPOSED ELEVATIONS
30.07.2026	156163-STL-XX-ZZ-DR-A-V2601	PL_PL06	PROPOSED 3D VIEWS
30.07.2026	-	REV 02	PLANNING, DESIGN AND ACCESS STATEMENT

Signed Case Officer¹: **Louise Robinson**

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

28/09/2026

Informatives

Not Applicable.

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