

APPLICATION NO: 22/00540/NMA **CASE OFFICER:** Andrew Hunt

WARD: Page Moss **PARISH:**

LOCATION: McDonald's Restaurant, Liverpool Road, Huyton

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00540/FUL (ALTERATIONS TO EXISTING BUILDING COMPRISING OF THE ERECTION OF A SINGLE STOREY SIDE EXTENSION, NEW ACCESS DOORS AND REPLACEMENT GLAZING TOGETHER WITH REFURBISHMENT OF DRIVE THRU BOOTHS INCLUDING NEW WINDOWS, ALUMINIUM CLADDING AND THE INSTALLATION OF A BIN STORE WITH 2M HIGH TIMBER FENCE PANELS AND OTHER ASSOCIATED WORKS) - AMENDMENT SOUGHT FOR ALTERATIONS TO EAST ELEVATION TO REPLACE GLAZING WITH A SECTION OF BRICK WALL

Site Description

This application relates to land within a fast food restaurant and associated Car Park off Liverpool Road, Huyton.

Proposal

The proposal is to alter the east elevations of the existing building to replace glazing with a section of brick wall.

Consultations

N/A

Representations

N/A

Planning History

The previous application (which this amends) was approved on 31/10/2022 – (22/00540/FUL).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village

CS19 - Design Quality and Accessibility in New Development

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

N/A

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

Streetscene

The alterations to the existing building are minor in scale, would affect only one side of the building and would be acceptable in terms of appearance.

Conclusion

The proposal would be acceptable in relation to Street scene impacts and would be a non material change.

The application complies with local planning policies and is recommended for approval.

Recommendation

The non-material amendment application be granted.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

Date:

Informatives

- 1) The plans approved are the following:
 - a. Location Plan (received 17/02/2023)
 - b. Proposed Site Plan (received 17/02/2023)
 - c. Existing and Proposed Elevations (received 17/02/2023)

Appendix 1 – Site Photographs

