

<u>APPLICATION NO:</u>	22/00420/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Colloids Ltd, Kirkby Bank Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	RETENTION OF SINGLE STOREY EXTENSION TO WORKSHOP BUILDING FOR USE AS A RESEARCH AND DEVELOPMENT LABORATORY		

Site Description

The application relates to the Colloids Ltd site on Kirkby Bank Road, Knowsley Industrial Park and bounded by Yardley Road to the rear.

Proposal

The application is to retain a single storey extension to a detached workshop building set to the front, towards Kirkby Bank Road, of the main building on the site. There is approximately 4.6m between the main building and the workshop building. The extension is on the rear of the workshop building and has a width of 24.25m and a maximum depth of 5.1m and a minimum depth of 3.6 m, with brick walls and a flat roof of a height of 3.45m, although the workshop has a pitched roof. The extension is on the north-western end of the workshop, and an existing small extension located at the end of the workshop on the rear has been demolished. The smoking shelter is relocated from the rear of the existing workshop to the rear of the extension.

Consultations

Highway Authority - No objections.

Representations

This application was publicised by letters sent to 8 neighbours and no representations have been received.

Planning History

17/00501/FUL - DEMOLITION OF INDUSTRIAL WAREHOUSE AND ERECTION OF REPLACEMENT STEEL CLAD BUILDING FOR WAREHOUSE (CLASS B8)/GENERAL INDUSTRIAL (CLASS B2). Granted:- 01.12.2017.

K/APP/969 - BICC CONNOLLYS LTD KIRKBY, KIRKBY BANK RD: - MODIFY EXISTING BUILDING TO ERECT NEW OFFICE AND TOILETS. Granted: 22.10.1975.

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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

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

Visual Amenity Considerations

The extension is of a type typical on the industrial estate and is acceptable in terms of design and materials. Furthermore, the extension is sited on the rear of the workshop with the main site building behind and, as such, is not readily visible from public view. The extension is not detrimental to the visual amenities of the Colloids site, neighbours or the wider area.

The development, therefore, complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Highways Considerations

The extension does not impact upon the car parking and is relatively modest in scale. As such, the application raises no highway or parking issues, and the Highways

Engineers has no objections to the application.

The site therefore complies with Policies CS2 and CS19 of the Core Strategy.

Amenity Considerations.

The extension provides additional research and development floorspace to a previously existing workshop within a site in the industrial park. As such there is/would be little impact from the development with regard neighbouring businesses and the locality in general.

The development, therefore, complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Conclusion

The extension is acceptable in design and would not impact adversely on the visual or general amenities of neighbouring sites or the wider area. The application complies with national and local planning policies and is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s): -

- 1) 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
11/08/2022	21023 1	-	LOCATION PLAN
11/08/2022	21023 5	-	PROPOSED FLOOR PLANS
17/08/2022	21023 6	A	PROPOSED ELEVATIONS
11/08/2022	21023 7	-	PROPOSED SECTION
11/08/2022	21023 12	-	PROPOSED SITE PLAN

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Mark Carwood

Date: 6 December 2022__

Appendix 1 – Site Photographs