

fluid planning

**30 Lees Road
Kirby
L33 7SE**

**Extension to office building
Planning Statement
0441**

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1. Introduction

- 1.1 The application site is 30 Lees Road, Kirby L33 7SE (*'the site'*). This application for retrospective planning permission for the erection of two first floor extensions to an existing office building (*'the proposal'*) is made on behalf of Quinn Development NW Ltd (*'the applicant'*). The surrounding area falls in a composite of commercial, industrial and waste use classes and within the Knowsley Industrial and Business Parks
- 1.2 On site, the existing office building was in poor condition externally and internally limiting use. Quinn Developments NW Ltd have taken on the lease for this site and use the building for their office functions. The building was in need of renovation and therefore a clear opportunity to enhance the floorspace offer and modernise the external appearance of the building. The proposal added around 76m² of floorspace to the first floor, and has re clad the whole building with metal cladding. This allowed for the on going use as an office for the business. There appears no recent planning history for this site. The building falls mainly within a Class E use class.

2. Planning considerations

- 2.1 The development plan policies relevant to this proposal comprise: the National Planning Policy Framework (2021) (*'Framework'*); the Knowsley Local Plan Core Strategy (2016) (*'the CS'*); and, saved local plan policies dating from 2006 in the Unitary Development Plan (*'the UDP'*).
- 2.2 The matters requiring consideration are the principle of extending and improving this existing building; the overall design quality; and impact on amenity.

The principle of development

- 2.3 Policy CS2 - Development Principles explains five generic principles focussed on economic development, these being: sustainable economic development; reduction in carbon emissions; reduction in movements; environmental limits; and, efficient use of available resources.
- 2.4 CS2 is the precursor to policy CS4 on Economy and Employment Overall Employment Development Strategy for the Borough. The policy comprises multiple components

on supporting the delivery of sustainable economic growth. Limbs b) and c) are relevant:

“1) Planning, site assembly and other available interventions will be used to:

...

b) Provide sufficient land to meet employment development needs to 2028;

c) Enhance the quality and efficiency of land use within existing employment areas;

...”

2.5 Specifically, policy CS11 relates to the Knowsley Industrial and Business Park, identifying it as a principle regeneration area. Part 1 provides broad support for qualitative improvement at paragraph 1) stating that *“Regeneration of Knowsley Industrial and Business Parks will be supported, which encourages a mix of new high quality employment development...”*.

2.6 In combination, these policies support changes and improvement to the floorspace offer within the Knowsley Industrial and Business Park. This Proposal, is for the small scale extension of the existing office and storage space on site, increasing the footprint by circa 76m² by extending out over the top of two single storey sections to the building. And in so doing, the whole building was refurbished and re clad improving the internal work space and thermal efficiency of the building. This improvement is tenant led, to ensure the floorspace meets their business needs now and into the future. There is no conflict arising with the referenced policies and specifically no policy controls on increasing the amount of floorspace. In this regard, the proposal is policy compliant.

Design

2.7 The original building was run-down in appearance and performance. There are limited views of the building from the streetscene and so design considerations are focussed more on functionality and usability. Policy CS19 - Design Quality and Accessibility in New Development is multidimensional and the relevant limbs are quoted below:

“ 1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;

...

2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

...

b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and

c) Accommodate future maintenance and long term management requirements.

3) To address the challenges of climate change and future changes in social, economic and environmental priorities, new development should integrate:

...

e) Energy and resource efficiency.”

- 2.8 The context within which to consider design matters is industrial. The additional massing is minimal when read against larger nearby development. The roof and sidewalks are clad with 0.7mm plastisol coated galvanised steel sheets with 100mm insulation behind. Then plastisol coated trim line gutters and fascias were installed. The entrance door is an industrial aluminium framed door with a motorised roller shutter installed for security. Windows are manufactured in compliance with BS EN1279 parts 2 and 3, and are classed as ‘A’ rated in terms of thermal insulation. The design approach therefore responds to the characteristics of the immediate surroundings, including local materials, scale, mass, form. Security and thermal efficiency are considered and addressed to policy compliant standard. Materials are appropriate for the site context and have improved the appearance. The proposal is policy compliant.

Amenity

- 2.9 Policy CS19 requires that amenity for all existing and future occupants of land and buildings is maintained:

“2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;

...”

- 2.10 The design approach does include windows that impact any neighbour receptors, who in any case are commercial. The use is not one that might result in harm given the context of the site. There can be no harmful impact on amenity arising from this extension and the Proposal is policy compliant in this regard.

3. Conclusion

- 3.1 This proposal is acceptable in principle against the relevant policies. Planning permission can therefore be granted.

