

<u>APPLICATION NO:</u>	23/02846/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	St Mary And St Pauls C Of E Primary School , Bryer Road, Prescot		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY INFILL EXTENSION		

Site Description

The application site is located at St Mary and St Pauls C of E Primary School, Prescot and is located in an area that is allocated as Urban Greenspace and Education Land in the Development Plan.

The application site is situated to the South-East of the plot and is located adjacent the highway of Bryer Road and is predominately East facing in its orientation and elevations.

The front elevation of the proposed area of works, is set substantially in from the public highway, in contrast to the rest of the application site, at an approximate distance of 28m.

To the North and West of the application site are associated playing fields for use of the school premises. To the East and opposite the site are residential dwellings, the closest which are situated within approximately 40m from the proposed area of works and faces an open communal space, which provide multiple accesses to the school.

The existing open area is surfaced by concrete slabs and pockets of rough ground. There is one tree on site adjacent the proposed development area.

Proposal

The application seeks permission for the erection of a single storey front / infill extension. This would be sited where the set-in of the front elevation is located, which is central to the school site, and would comprise of a reception area, lobby and office area(s).

The proposed development would consist of an L-shaped development and would infill the space occupied by the existing courtyard. The proposal would cover an approximate area of 75 sqm. It would have a width of 10.58m at its widest and when dog-legged in, would have a width of 6.65m. The front projection at its furthest would be 9.52m and the adjacent, set-back section would be 3.15m in its projection.

The proposal would be served by a flat roof, which would measure at a height of 4.64m where the main access doors would be sited and would feature a small increase in gradient to facilitate access.

The proposed development would feature aluminium windows on the front elevation, both standard and full height, as well as an access door. The side elevation would

also feature windows.

There would also be minor associated works involved with the application, such as canopy roofs that project from the main roofs as well as the erection of new fence and gate to match existing.

Consultations

Prescot Town Council - No comments received.

Environmental Health - No objections received, subject to select conditions attached to the Decision Notice.

Highway Authority – No comments received.

Representations

This application has been publicised by letters sent to 63 neighbours.

There have been 0 letters of objection, 0 letters of support and 1 letter of comment. The representations are summarised as follows:-

Highway Safety

- no specific comments were made in regard to the proposed development. But issues were raised concerning existing parking issues for local residents faced with staff and parents parking on / or obstructing drives.
- If the plans were approved, will construction occur during term time, have the school arranged provisions to ensure the works would not affect parking and access etc.
- Could the school considerer applying to use some of the field to create more staff parking.

Planning History

No relevant recorded planning history.

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.

The site is identified as a site allocated for Urban Greenspace and Education Land in the adopted Development Plan. As such, an extension to the existing school premises 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 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy OS7 of the Unitary Development Plan (2006).

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 – Greenspace and Trees

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

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

Saved Policy OS7 in the Replacement Unitary Development Plan states that development for Educational Uses and Sites will be permitted provided that:

1. Proposals for the development of new schools, colleges or other training facilities, or for alterations or extensions to existing educational or training facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.
2. The extended and community use of educational buildings and land for wider community purposes and activities (either within existing or new educational facilities) will be encouraged where this is practicable and would not conflict with educational needs, the security of the students or residential amenity.

Design

The existing building comprises of brick exterior, along with white aluminium frame windows and doors. The proposal would utilise materials that would be in keeping with the existing building and would match these, this would include having external walls which are brick facing on the elevations, as well as white aluminium fenestration. The materials used on the proposal would be sufficient.

The design and appearance of the extension would be of an appropriate scale to the existing building. It is considered that the proposal would emulate the existing

building by matching the materials and architectural style. The form, scale and mass of the proposed development is considered to be dominant and visually commanding, however, it is considered that this would be appropriate as it would accentuate the school entrance, in a sensitive manner without causing significant harm from design or appearing unduly dominant. It is considered there would be sufficient set-back retained to further prevent the development appearing incongruous or harmful to the rest of the site and wider street scene.

The proposed development would respond positively to the existing building and would feature a flat roof. It would not project higher than the existing highest point of the building.

Saved Policy OS7 states that any extensions of any educational facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve. The proposed development is considered to display an appropriate design and still facilitate access to and around the site.

Overall, the proposed development would feature an acceptable design and would be in accord with Saved Policy OS7 and Core Strategy Policies CS2 and CS19.

Residential Amenity

The closest residential dwelling to the proposed area of development is situated approximately 40m away and given that the furthest projection is roughly 10m, there would remain an approximate distance of 30m, which would be considered acceptable. Subsequently, it is not considered that the proposed development would result in any significant harm to any residential amenities of the local residents.

The accompanying guidance of Saved Policy OS7 states that, an important factor of any proposal is the relationship with the adjacent area, particularly in terms of visual amenity and impact on neighbours. The proposal by its nature, would not be considered to contravene with this guidance as it would not be considered to result in any adverse impacts on residential amenities.

18A Bryer Road

No.18 is a semi-detached dwelling, situated to the South-East from the proposed development area approximately at a distance of 50m.

The occupants of no.18A submitted representation which highlighted issues on highway safety and pressure due to the locality of the school, with issues including cars being parked on or obstructing driveways of local residents. The representation included a suggestion that the school apply to use some of the field to create more staff parking. As there would be no increase in staff or pupils, it would not be possible on the basis of this application to seek to increase the provision of parking in use by the site or for drop-off / pick-up.

Following comments also included in the representation, it would be necessary to restrict hours for delivery of materials for construction and associated activity to access the site during hours for school pick-up and drop-off, in the interests of highway safety, to prevent adverse harm because of the development and potential vehicle conflict. This will be secured by condition.

Overall, the proposed development would not pose any significant harm to the residential amenity to the occupiers of the nearby residential properties and would be in accord with Saved Policy OS7 and Core Strategy Policies CS2 and CS19.

Highways

The proposed development would be a moderately sized, infill extension to the existing building. It would not create additional classrooms or result in the increase to parking requirements by means of the provision of additional staff etc.

Therefore, the proposed development would not be considered to result in any significant change to the parking safety and highways. This view is supported by the Local Highway Authority, who were consulted on the proposal and raised no objections.

Overall, the proposed development would not cause any detrimental impact on highway safety and would be in accord with Saved Policy OS7 and Core Strategy Policies CS2 and CS19.

Other Issues

Trees

As outlined earlier in the report, there is 1 tree in close proximity to the proposed area of development. The application has not been supported by any Tree Survey, Arboricultural Impact Assessment, etc. However, the tree on site are not under any Tree Preservation Order's and therefore, these could be removed without the requirement for any authorisation or permission. In addition, it can be considered that the tree may be reaching a height and size, given the proximity in relation to the existing building that it may be removed to prevent any structural harm to the building from the tree. This would be something the school would be able to do without any permission.

Notwithstanding, these considerations, it would not be deemed proportionate to mandate that a Tree Survey and accompanying documents be completed and submitted for the determination of the application for this situation, given the above reasons. To ensure, however, protection for established trees on site, a condition has been applied for replacement tree planting, on a 2:1 basis for similar species and girth, should any trees be removed to facilitate the construction of the extension.

The condition is considered necessary to ensure that the proposal is in accord with Core Strategy Policy CS21 (Greenspaces and Trees) which states (under section 10) that the Council will encourage proposals for new development to incorporate the retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest.

It is considered that the existing tree provides amenity value in the overall street scene and therefore, it was considered appropriate to attach the condition to ensure that if the tree is harmed and fell as a result of the proposed development, then tree replacement of a similar age and girth would be planted at the next available planting season.

Environmental Health

Environmental Health were consulted on the application. No objections were received, but (4) suggested conditions were provided. These included a contaminated land advisory note and reporting of unexpected, contaminated land, importation of soil/material, construction management plan and construction hours.

Following further discussions with Environmental Health, it has been agreed that the suggested conditions in relation to contaminated land and its reporting and the importation of soil/material could be included as Informatives rather than as conditions.

Due to the position of the siting of the school on the corner of the plot and that issues in relation to noise have previously been raised by residents on Bryer Road it was requested that conditions relating to a construction management plan and construction hours (recommendation provided as a guideline to the applicant) remain as conditions and be included as a condition on the Decision Notice. This shall be submitted before any part of the development begins.

The above has been discussed and agreed with Environmental Health.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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.

- 4) Any trees removed from the site in order to construct the extension hereby approved will be replaced on a 2:1 basis, these will include trees which are of the same species and girth of any removed trees. Any replacement tree

planting shall be wholly implemented within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5) Construction Management Plan

No part of the development hereby permitted shall be commenced until a construction management plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:

- o Methods for the mitigation of noise and vibration from works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
- o Methods for dust control and suppression.
- o The areas for the storage of plant and materials.
- o Location of site compound if required.
- o Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays)

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/12/2023	7172-P012-B	-	EXISTING AND PROPOSED ROOF PLAN
21/12/2023	7172-P011-B	-	PROPOSED ELEVATIONS 2.2
21/12/2023	7172-P10-A	-	PROPOSED ELEVATIONS 1.2
21/12/2023	7172-P09-C	-	PROPOSED FLOOR PLAN

21/12/2023		7172-P08-C	-	PROPOSED SITE PLAN
21/12/2023		7172-P07-A	-	PROPOSED SITE PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: _____

Date: _____

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

- 2 Contaminated Land Advisory Note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is advised to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is advised to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

Reporting of Unexpected Contamination

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

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

If contamination is found at any time when carrying out the approved development that was not previously identified it is advisable that the applicant report immediately to the Local Planning Authority. Development on the part of the site affected may have to halt until a risk assessment is completed and submitted to the Local Planning Authority.

- 3 It is advised that soil should not be imported to the site unless it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to the Local Planning Authority.
- 4 It is advised that construction vehicles shall access or egress the site between the hours of 08:15 to 09:00 and 14:30 to 15:30 during school term time in order to prevent access issues and highway safety.