

12 March 2025

Knowsley Metropolitan Borough Council
Planning Services - Knowsley Council,
Municipal Buildings,
Huyton,
Knowsley,
L36 9UX

Dear Sir / Madam,

LAKESIDE SCHOOL, NAYLOR'S ROAD, LIVERPOOL, L27 2YA

**PLANNING APPLICATION FOR THE ERECTION OF A SINGLE STOREY EXTERNAL CLASSROOM
AND NEW FENCING**

PLANNING PORTAL REF. PP-13792145

We the applicant, Witherslack Group Limited, submit a full planning application for the erection of a new external classroom at the existing school known as Lakeside School, Naylor's Road, Liverpool , Crook, DL15 0TY (the 'Site').

In support of this application, the following drawings have been submitted:

- Site Location Plan – *prepared by SPACE Architecture and Design Limited*
- Existing Site Plan – *prepared by SPACE Architecture and Design Limited*
- Proposed Site Plan – *prepared by SPACE Architecture and Design Limited*
- Proposed Elevations and Plans – *prepared by SPACE Architecture and Design Limited*
- Cover Letter (incl. Appendix 1 – Photographs) - *prepared by Witherslack Group*
- Drainage Strategy – *prepared by PGCL*
- BNG Report – *prepared by Katie Warren*

The application has been submitted electronically online via the Planning Portal alongside the requisite application fee of £1,156.

The Application Site

The application site includes the existing school, Lakeside School, located north of Naylor's Lane. Lakeside School opened in January 2001 and is a day school providing education for

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children with special educational needs including ADHD, autism, speech, language and communication difficulties and social and emotional difficulties.

The school was expanded in 2023 with the completion of a significant redevelopment proposal under planning permission (ref. 21/00398/FUL) granted by the Council in 2021:

“Demolition of existing buildings and the erection of a new secondary school building, multi-use games area (MUGA) and associated car parking and landscaping”

This application relates to a small part of the site to the rear – an area of undeveloped land from the previous development surrounded by metal fencing. The site is a mixture of rubble and weeds which have grown up following the completion of construction works in 2023.

Please refer to Appendix 1 for photos of the existing site and its context within the existing school grounds.

The Proposal

This application seeks the erection of a new external classroom for use by the existing school.

The proposed external classroom is required on site to provide staff with ancillary learning and therapy space for pupils attending the site. The proposal will not increase pupil numbers at the school, but allow for overall classroom sizes (number of pupils per classroom) to be reduced – thereby improving the quality and type of education being delivered at the school.

The proposed single storey building would be ‘L’ shaped and measure approximately 124sqm. The external classroom will be finished in Cedar cladding to match the recently constructed school extension. The proposed windows and doors will be finished in uPVC. The shallow pitched roof will be finished in artificial slate to match the surrounding school. A small path would also be created providing level access from the main building to the new classroom.

In addition – a small section of new 3m fencing will erected alongside the new classroom to secure the site alongside the existing fencing. Please note the proposed fencing will match that previously approved on site by the Council.

Please refer to the existing and proposed drawings for further details.

Planning Considerations

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The Development Plan for Knowsley Council comprises the following documents:

- Core Strategy (January 2016)

Green Belt

The Site is located within the designated Green Belt.

Core Strategy Policy CS5 (Green Belt) states that inappropriate development will not be permitted in the Green Belt except in very special circumstances.

The National Planning Policy Framework (the NPPF) provides detailed guidance for development in the Green Belt. Paragraph 142 of the NPPF advises that the Government attaches great importance to Green Belts.

Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 continues stating that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other benefits of the proposal.

Paragraph 154 sets out circumstances of when development may be considered appropriate in the Green Belt. This includes under Paragraph 154, Part b):-

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The provision of a new external classroom to support the existing operational use of the site as a SEN School therefore meets the requirements of Part 'b' – this being the introduction of appropriate facilities associated with the existing use of the land for educational learning. Such development is therefore considered as 'appropriate development' and would not conflict with the purposes of land being included within the Green Belt.

The scale of the development would be minor and its size massing and layout proposed would importantly preserve the sites' openness and would not conflict with the purposes of including land within the Green Belt, as per the requirements of Paragraph 143.

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The proposals would therefore support the aims of Core Strategy CS5 and wider national planning policy.

Trees

The proposals would not impact upon any trees, being located outside the root protection zones of those nearest boundary trees.

Ecology and BNG

The site has recently been under development following the construction of a new school extension. As seen on historic mapping, the proposed location of the classroom is situated on a piece of derelict and previously developed land – made up of rubble. Please refer to Appendix 1.

A BNG assessment has been completed which confirms 10% net gain in BNG will be achieved via the provision of 3no trees being planted on site.

Drainage

A Drainage Strategy has been completed and confirms that the general principal of the surface water drainage strategy is to collect the runoff from the roof areas of the new classroom block and direct it into an underground drainage network that will outfall at a restricted rate of 2l/s to the existing school network.

The proposed drainage strategy would therefore comply with local Policy CS22 (Sustainable and Low Carbon Development) which seeks to ensure provision of flood resilient design for new development.

Conclusion

This application seeks the erection of a new single storey classroom to the rear of the site. The building would provide an additional external classroom provision which would provide important care and educational facilities associated with the wider school. The additional space would allow for the provision of smaller classroom sizes and therefore improve educational outcomes for existing and future pupils.

The proposed building will be constructed from Cedar cladding and provide for a high quality, durable design – matching in with the recently constructed school extension. The proposed siting and design would not have any impact upon the surrounding rural

countryside and therefore be fully supportive of both local and national policies. Further new 3m security fencing will be erected to help secure this part of the site.

We trust the submitted documents are sufficient for the Council to swiftly validate the application and ensure a positive determination, however, should you have any further queries please do not hesitate to contact the undersigned

Yours faithfully

A handwritten signature in black ink that reads 'Rupert Litherland'.

Rupert Litherland

**For and on behalf of
Witherslack Group Limited**

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APPENDIX 1: PHOTOGRAPHS OF SITE



Photograph 1: Location of Proposed Classroom (Looking East)

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Photograph 2: Location of Proposed Classroom (Looking West)

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