

APPLICATION NO: 23/01022/FUL **CASE OFFICER:** Mark Quinn
WARD: Northwood **PARISH:**
LOCATION: Estate Tyres , 30 Lees Road, Knowsley Industrial Park
PROPOSAL: RETENTION OF A FIRST FLOOR EXTENSION TO AN EXISTING
OFFICE / STORAGE BUILDING INCLUDING THE RE CLADDING OF
THE WHOLE BUILDING.

Site Description

This application relates to an existing builder's yard site off Lees Road, Knowsley Industrial Park. The site is accessed via a drive off Lees Road. The site is therefore considered as a backland site surrounded by existing commercial/industrial uses. The site comprises of a bitmac driveway, a two-storey office/ storage building and hard surfaced areas used for car parking.

Proposal

This application proposes to retain a first-floor extension to an existing office/storage building to accommodate additional office/meeting floorspace and for the retention of the cladding on the building. Prior to the extension being constructed the building was part single storey and part two storey. The first floor has now been extended to both sides. There would however still be some single storey elements of the building to the side and rear. The extension (together with the rest of the building) has been clad in plastisol coated steel cladding, finished in dark grey colour.

Consultations

Highway Authority - No objections
Environmental Health - No objections
Health & Safety Executive – Do not advise against

Representations

This application has been publicised by letters sent to 57 neighbours. No representations have been received.

Planning History

APP. NO: 95/00399/APP
PROPOSAL: ERECTION OF 2.4M HIGH STEEL PALISADE SECURITY FENCING AND GATES
DECISION: GTD
DECISION DATE: 30 August 1995

APP. NO: 18/00227/COU

PROPOSAL: CHANGE OF USE OF EXISTING YARD FOR THE STORAGE OF
VEHICLES (USE CLASS B8)
DECISION: GTD
DECISION DATE: 6 June 2018

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

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

Principle of Development

Saved UDP policy EC3 states “*primarily industrial areas are identified on the proposals map and are appropriate locations for Business (Class B1) General Industry (Class B2) and Storage &*

Distribution (Class B8) uses”

The site is allocated as a primarily industrial area on the Local Plan Policies Map. An extension to an existing commercial building would in principle be acceptable on this site.

Design and Appearance

Policy CS19 ‘Design Quality and Accessibility in New Development’ in the Local Plan Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places.

The design of the extension would be in keeping with the existing building, the metal cladding used gives it a modern clean look and would in keeping with the surrounding area where similar materials and design are apparent.

The proposal would be in compliance with Local Plan policy CS19.

Highway Safety

Policy CS7 ‘Transport Networks’ in the Local Plan Core Strategy requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

The proposal has increased the floor space by 75sqm which in accordance with KMBC parking standards require a maximum of 2 additional spaces. Whilst not all of the parking spaces available are currently marked out there is space for in excess of 25 vehicles which is sufficient to serve the needs of the applicant and would be significantly in excess of the Council’s maximum car parking standards as set out in the ensuring a choice of travel SPD.

KMBC highway engineers have not raised any objections to the proposal.

Conclusion

The first floor extension is considered acceptable in terms of design and appearance and parking and highway safety issues and would be in accordance with Local Plan and saved UDP policies listed above.

Recommendation

That planning permission be granted subject to the following conditions:-

- 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
25/05/2023	0441	-	PLANNING STATEMENT
25/05/2023	0441.3	-	AS BUILT PLANS AND ELEVATIONS
22/06/2023	0441.1	-	LOCATION AND BLOCK PLAN

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: K Foster

Date: 7 August 2023

Informatives

None Required

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

Appendix 1 – Site Photographs













