

<u>APPLICATION NO:</u>	22/00639/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Ramo's, 187 Warrington Road, Prescot		
<u>PROPOSAL:</u>	INSTALLATION OF EXTERNAL STAIRCASE AND CHANGE OF FIRST FLOOR WINDOW TO DOOR AND WINDOW TO REAR ELEVATION		

Site Description

The application relates to a mid-terrace retail unit and associated curtilage within a shopping parade on Warrington Road operating as a hot food take-away shop. The shopping parade is set back from the main Warrington Road traffic route fronting a customer a service road and for access to the rear of the shopping parade units there is an access road. On the opposite sides of the roads either side of the shopping parade block are residential properties as there is to the rear of the parade.

Proposal

At present the main flat access is from a ground floor door separate to and adjacent to the shop unit. This ground floor access is to be removed with the shop unit counter to be extended across the current ground floor access behind front door and the existing stairs and walls separating the flat access from the shop unit removed to allow a greater area for food preparation. The front elevation of the unit is to remain as existing, with the front door remaining, although that is not to be in use. The proposal is to erect an external staircase and to change an existing first floor rear window to a door and adjacent window at the rear of the property to give access to and from the first floor flat due to the changes at ground floor level of the shop unit and existing front access for the flat. The staircase would be 1m wide and lead up 2.9m from ground level to a 1m deep platform to allow the flat door to be opened for access. There would be some internal change to the internal layout of the flat resulting in a smaller living room area which would be on the rear rather than the front as currently, and the existing living room area would be a bedroom.

Consultations

Whiston Town Council - No comments received.

Representations

This application has been publicised by letters sent to 20 neighbours. No representations have been received.

Relevant Planning History

11/00250/COU - CHANGE OF USE OF CAFE (USE CLASS A3) TO HOT FOOD TAKEAWAY (USE CLASS A5) TOGETHER WITH 2NO. EXTERNAL EXTRACTION UNITS. Granted: 26.07.2022.

17/00685/COU - RETENTION OF 1NO STATIC ILLUMINATED SIGN TO FRONT OF PREMISES (1100mm (H) x 5630mm (W)). Granted: 31.08.2018.

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

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential 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 Considerations

The shopping parade units have rear outriggers/extensions and rear yards. The application property has large extractor units on the rear as does the adjoining unit to the south east, 189 Warrington Road. External staircases are also not unusual on the rear of shopping parade units for access to flats above shops. The design of the staircase and the installation of the door replacing the window is acceptable and

taken in the context of the site and its position within a shopping parade the proposal would not have an unduly adverse impact on the visual amenities of the neighbouring properties or the area in general.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Residential Amenity Considerations

On the first floor of the application property adjoining the application property to the south east, 189 Warrington Road, the nearest window at first floor is an obscure bathroom window with an extractor stack between that window and the application property, with the bathroom window of the application property to the other side of the stack. Between the staircase and door and the unit to the north west, 185 Warrington Road, would be the living room of the application site flat following reconfiguration. Between the staircase/door and the properties either side would be approximately 2.5m (187 Warrington Road) and 2.8m (185 Warrington Road). As such it is considered that the proposed external staircase and door would not be detrimental to the residential amenities of the adjoining properties or the area in general.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the

Conclusion

The proposed rear external staircase and change of window to door would be acceptable in appearance and would not be detrimental to visual or residential amenity. The application complies with planning policies and is therefore recommended for approval.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/10/2022	-	-	LOCATION PLAN
27/09/2022	-	-	BLOCK PLAN

27/09/2022	-	-	EXISTING AND PROPOSED ELEVATIONS
27/09/2022	-	-	PROPOSED FLOOR PLANS

Signed Case Officer: **Lee Osborne**

**Signed Authorising
Officer:** **Alan Kilroe**

Date: **15/12/22**

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

Appendix 1 – Site Photographs