

<u>APPLICATION NO:</u>	26/00369/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	Knowsley Community College, Stockbridge Lane, Huyton		
<u>PROPOSAL:</u>	EXTERNAL ALTERATIONS TO BUILDING COMPRISING ROOF REFURBISHMENT WORKS TO FORM ENCLOSURES TO EXISTING PLANT AND OTHER ASSOCIATED WORKS		

Site Description

The application site is located at Knowsley Community College, Huyton and is located within an area designated as Urban Greenspace and Education Land in the Development Plan. The site comprises a modern, detached building. The existing roof comprises of two unroofed, exposed plant enclosures.

The site is surrounded by playing fields and courts, Hope Primary School lies to the west, with residential properties situated located to the south on Melbury Road.

The site is recorded as being within a coal consultation zone (low-risk) area and flood zone 2.

Proposal

The proposal is for refurbishment works to form enclosures to existing plant equipment.

The proposed roof refurbishment works include the overlaying of the two existing plant equipment enclosures (which are currently uncovered and exposed) with single pitched roof coverings; which would have a trapezoidal shape and would measure 0.6m at their lowest and 1.8m at their tallest points. The proposed roof alteration and additions to the rooftop plant enclosures are to be finished in an 'agate grey' (RAL colour 7038).

The application has been amended since its submission; however, this was regarding amendments on finish colour for materials to provide a similarly matching colour. The application has no greater material impact than originally submitted and therefore it is not necessary to publicise again or renotify neighbours.

Consultations

None required.

Representations

This application has been publicised by neighbour letters sent to 9 neighbours and has also been advertised by way of site notice. No representations have been received.

Planning History

No relevant recorded planning history.

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the National Planning Policy Framework (NPPF) states that:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The site is identified as a site allocated for Urban Greenspace and Education Land in the adopted Unitary Development Plan. As such, external alterations to an existing educational facility is considered acceptable in principle, subject to compliance with local and national planning policy and guidance.

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

CS21 - Greenspaces 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

Core Strategy policy CS2 (Development Principles) criterion c outlines that proposals *promote good quality design and ensure that development respects its setting taking into account relevant design principles, and best practice.*

Core Strategy policy CS19 (Design Quality and Accessibility in New Development) outlines that new development will be expected to *(1a) respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.*

DESIGN AND RESIDENTIAL AMENITY

The proposed roof refurbishment works include the overlaying of 5° pitched-style single ply polymeric roof coverings above the existing 'gable walls' to the enclosures. At its tallest point it would create an additional 1.8m in height to the building. The proposed materials for the roof alterations are contained within the material key as (5a) and to be finished as RAL 7038 'agate grey'.

At present, the existing plant enclosures can be seen from Melbury Road to the south. The proposed works to the roof are minor in the context of the building and the additional height would be negligible and acceptable in terms of visual amenities. Given the use of matching materials and the use of the 'agate grey' colour, which is considered as a close match to the existing elevations of the plant enclosure, (BS10A05 known as Goosewing Grey), the proposed materials to be used for the roof alterations would be appropriate and ensure the proposal integrates to the existing roofscape.

The closest residential dwellings to the application site are situated 60+m away (Melbury Road). Therefore, given the interface distance and the minor scale and height of the roof alterations, the proposal would not be considered to result in any adverse harm to visual or residential amenities, specifically pertaining to outlook.

OTHER ISSUES:

SITE CONSTRAINTS

The application site is located within an area designated with constraints for both coal (low-risk) and flood risk zone 2. As the proposed works are for external alterations and roof works to the existing building, with no enlargement or extensions proposed, or breaking of ground required, it would not raise any concerns in relation to coal concerns or flood risk.

Conclusion

The proposal would be acceptable in terms of design and residential amenity. 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 development hereby permitted shall be constructed entirely of materials details of which are contained within the material key on the approved plans titled, 'Proposed Elevations', 'Dwg.No. 157587-STL-RF-ZZ-DR-A-20401 PL_PL03', date received 25.09.2026 and 'Proposed Elevations - Coloured', 'Dwg.No. 157587-STL-RF-ZZ-DR-A-20402 PL_PL03', date received 25.09.2026.

Reason: In the interests of visual amenity, to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/09/2026	157587-STL-RF-ZZ-DR-A-20401 PL_PL03	-	PROPOSED ELEVATIONS
25/09/2026	157587-STL-RF-ZZ-DR-A-20402 PL_PL03	-	PROPOSED ELEVATIONS - COLOURED
18/08/2026	-	-	LOCATION PLAN
30/07/2026	157587-STL-RF-03-DR-A-10101 PL_PL01	-	PROPOSED ROOF PLAN
30/07/2026	-	-	PLANNING, DESIGN & ACCESS STATEMENT

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 07/10/2026

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

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Informatives

Not applicable.