

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00735/FUL

CASE OFFICER: Andrew Hunt

WARD: Northwood

PARISH:

LOCATION: Units A, B And C, Beckett Close, Knowsley Industrial Park, Kirkby,
Knowsley, L33 7DF

PROPOSAL: INSTALLATION OF 3NO. NEW SHOP FRONTS TOGETHER WITH
THE RE-CLADDING OF THE REAR ELEVATION AND ROOF AND
INTERNAL REFURBISHMENTS AND RECONFIGURATION TO
FORM OFFICE AND BATHROOM FACILITIES

Site Description

This application relates to 3 industrial units set within a close (Becket Close) within Knowsley Industrial Park, Kirkby.

Proposal

The proposal is for the installation of 3 no new shop fronts together with the re cladding of the rear elevation and roof and internal refurbishments and reconfiguration to form office and bathroom facilities.

Consultations

No Objections

Representations

This application has been publicised by letters sent to 14 neighbours. No representations have been received.

Planning History

None Relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

N/A

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

Streetscene

The proposed shop fronts and cladding will create a more attractive and modern design, it will also provide more natural light into the property. The proposed materials and colours are also considered acceptable. The other external changes are also minor. Overall, the proposal will improve the appearance of the building and the application complies with Policies CS2 and CS19.

Amenity

There will be no impact on the amenity of neighbouring occupiers as the changes are minor.

Conclusion

The proposal would be acceptable in relation to the Street scene and amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

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 following approved plans and documents :-

- a. Design and Access Statement - (Received 25/11/22)
- b. Proposed Floor Plans and Elevations - (Received 25/11/22)
- c. Demolition Floor Plans and Elevations - (Received 25/11/22)
- d. Proposed Site Plan - (Received 25/11/22)
- e. Location Plan - (Received 25/11/22)

Reason: For the avoidance of doubt.

Signed Case Officer: Andrew Hunt

Signed Authorising Officer: Alan Kilroe

Date: 10 February 2023

Informatives

Appendix 1 – Site Photographs

