

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	24/00674/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Northwood	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Dams Furniture Ltd, Gores Road, Knowsley Industrial Park, Kirkby Knowsley, L33 7XS		
<u>PROPOSAL:</u>	FIRST FLOOR EXTENSION TO SOUTH ELEVATION (INCLUDING A NEW FEATURE BAY CORNER WINDOW), CHANGES TO ELEVATIONS INCLUDING THE ADDITION OF MULTI COLOURED CLADDING, NEW SHOWROOM AND STAFF ENTRANCES, CHANGES TO WINDOWS, NEW EXTERNAL STAIRCASE AND SOFT LANDSCAPING NEAR MAIN ENTRANCE		

Site Description

This application site is a staggered rectangular site on Gores Road. It consists of a building extension to the south of the main building with some hardstanding and car parking areas. There are bushes at the front of the site but no trees. The site is a small part of the wider dams site and is located to the south east of the dams site. There are employment sites to the north, south and west, and a wooded area (Spinney Woods) to the east.

Proposal

The proposal is for a first floor extension to the south elevation (including a new feature bay corner window) changes to elevations including the addition of multi coloured cladding, new showroom and staff entrances, changes to windows, new external staircase and soft landscaping near main entrance.

Consultations

Cadent Gas - No objection, informative note required.

Representations

This application has been publicised by letters sent to 30 neighbours. No representations have been received.

Planning History

Many applications have been approved at the site, however, none are directly relevant to the current application.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS4 - Economy and Employment
CS19 - Design Quality and Accessibility in New Development

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

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

Streetscene

In relation to streetscene impacts, the proposal would change what is currently a drab, typical industrial looking building into a more bold, colourful design with multi coloured cladding. It is considered that this will inject vitality, variety, and vibrancy

into a street scene which is composed of predominantly grey industrial buildings. Overall, there would be no harm to the streetscene.

Highways

The application would involve small scale external alterations and would not change the existing access arrangements for the site. It would therefore not materially affect the highway. Therefore, there would not be any significant highways impacts from the proposal.

Biodiversity Net Gain

In relation to biodiversity net gain. The development would not impact on any existing habitat (as it would relate only to existing hardstanding and building areas) and therefore meets the requirement for an exemption.

Amenity

Due to its small size of the external alterations and the distance to neighbouring premises, the building would not adversely affect neighbouring premises.

Conclusion

The proposal would be acceptable in relation to Street scene, highway safety 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. Proposed Elevations – Rev F - (Received 13/01/2025).
 - b. Proposed Plans – Rev H - (Received 13/01/2025).
 - c. Proposed Site Plan – Rev C - (Received 13/01/2025).
 - d. Existing Site and Location Plan – Rev C - (Received 16/09/2024).

Reason: For the avoidance of doubt.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>11 February 2025</u>

Informatives

1) **Cadent Gas**

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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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