

<u>APPLICATION NO:</u>	22/00468/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Colourstyle House , Lees Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	RE-CLADDING OF EXISTING BUILDING AND RECONFIGURATION OF EAST ELEVATION EXTERNAL STAIRCASE, TOGETHER WITH ERECTION OF SINGLE STOREY SIDE EXTENSION TO FORM VESTIBULE AND LINK WITH EXISTING OUT-BUILDING		

Site Description

The application relates to the Colourstyle site on Lees Road, within Knowsley Industrial Park. The building on site is a two storey brick built office building. There is hard standing to all sides. The land and building to the rear, whilst not within the application site area, is within the control of the applicant.

Proposal

The application seeks to create a new entrance vestibule, minor alterations to link the main building to existing outbuildings and to clad the resulting whole building.

The new entrance would be on the northern side elevation with dimensions of 3.2m x 2.6m with a height of 4.2m from ground level. There would be an extension from the existing building and the new entrance to the side and rear, giving a projection to the rear of 3.6 m and a total depth of 7.8m from the new entrance rearwards. There would be a width of 4.1m from the gable of the existing building, and the rear projection would be 3.3m wide. This extension would extend and incorporate the footprint of an existing outbuilding.

There would also be an extension on the rear elevation at the southern end of the building where there is a current extension. This extension would project 3m to the rear and be 8m wide.

The whole building, including these extensions, would be over-clad with aluminium cladding. The window frames would be replaced to match. The external fire escape on the south elevation would be replaced and the new fire escape installed. The new fire escape would be different in layout as it would have a platform/turn and would consequently be wider.

The hardstanding areas to the north (side) of the building would be marked out with parking bays, whilst a heat transfer system would be sited on a small area of hardstanding adjacent the fire escape.

Consultations

Health and Safety Executive - No objections.

Representations

This application was publicised by letters sent to 20 neighbours and no representations have been received.

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

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

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

The proposed works entail improvements to the office building of an established company and therefore is acceptable in principle and complies with Policy CS11 of the Core Strategy.

Visual Considerations

The proposed extensions linking and incorporating existing outbuildings and extensions together with the cladding of the whole of the resulting building and replacement of windows would be acceptable and would not be out of character with the area. The proposal would benefit the appearance of the building which at present has a 'tired' appearance which the proposed works would freshen up and modernise in the context of the location within the industrial and commercial area.

The proposal therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Highway Considerations

The proposed works would not impinge on the parking and as such no parking issues are raised. The marking out of the hardstanding for parking would give improve the parking as there would be marked out bays for parking whilst at present the areas are unmarked hard surfacing. The building to the rear would be accessed from the south side of the site which leads from Lees Road and would remain in the control of the applicant.

The proposal, therefore, complies with Policies CS2 and CS19 of the Core Strategy.

Amenity Considerations

The site is within an industrial park and the proposals would have no impact on residential properties. The works are proposed to the office building and to provide a data centre and the like and as such would have little impact on the surrounding area with regards amenity. The application includes the siting of plant to enable air heat transfer to reduce carbon. The plant would meet manufacture's specifications and will be at the forefront of surrounding properties installing such as the national drive towards such heating (and cooling) measures takes place as a result of Government policy.

The proposal, therefore, complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Conclusion

The proposed works are acceptable in terms of visual appearance and impacts on the locality. The proposed works comply with national and local planning policies and the application 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.

- 3) Prior to the cladding of the extended building occurring details and specifications of the proposed cladding, including RAL numbers, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy EC3 of the Knowsley replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/08/2022	100	REV A	LOCATION PLAN
30/08/2022	102	REV B	PROPOSED SITE PLAN
30/08/2022	1001	REV A	PROPOSED GROUND FLOOR PLAN
30/08/2022	1003	REV A	PROPOSED FIRST FLOOR PLAN
30/08/2022	1099	REV A	PROPOSED ROOF PLAN
30/08/2022	2002	REV A	PROPOSED ELEVATIONS
30/08/2022	2011	REV A	PROPOSED FRONT ELEVATION
30/08/2022	-	-	MEP SPECIFICATION

Signed Case Officer:

Lee Osborne

Signed Authorising Officer:

Mark Carwood

6 December 2022

Date:

Informatives

Appendix 1 – Site Photographs