

<u>APPLICATION NO:</u>	26/00092/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Door And Window Systems Ltd, 12 Penrhyn Road, Knowsley Business Park		
<u>PROPOSAL:</u>	RETENTION OF INDUSTRIAL UNIT (USE CLASS B2) ANCILLARY TO EXISTING INDUSTRIAL YARD		

Site Description

The site consists of an industrial building with ancillary reception and offices and a further building to the rear of the main building together with associated curtilage at the end of Penrhyn Road, a no-through road on Knowsley Business Park. Accessed off Kitling Road and off the end of Penrhyn Road and extending from Kitling Road to the A580 (East Lancs. Road) across the whole width of land bounding the properties either side of Penrhyn Road, including the application site, is the News Printers site.

Proposal

The application seeks to retain an industrial building erected approximately 8.6m to the rear of the main site building, adjacent the eastern boundary. The building is a portal framed building with external walls of silver-grey horizontal cladding with pitched roof of heavy duty pvc. The building has a width of 15.3m and a depth of 35.2m; the height to ridge is 7.1m and to eaves is 4.6m.

The building gives more room for assembly since the installation of an automated cutting machine in the main building.

Consultations

Environmental Health - No objections.

Merseyside Fire and Rescue Authority - No objections in principle and informatives given.

Knowsley Parish Council - No comments received

Representations

This application has been publicised by letters sent to 6 neighbours. 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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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 application seeks to retain an industrial building within an industrial site on Penrhyn Road within the Business Park. The application is therefore acceptable in principle subject to amenity issues and policy compliance.

Design and Visual Amenity Considerations

The building is of a type commonly found on industrial estates and is acceptable in design and appearance, and not visible from the public highway. The building is not detrimental to visual amenity.

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

General Amenity Issues

The building provides additional space for assembly of door and window units since the introduction of an automated cutting machine in the main building, which meant

that building was too cramped for efficient assembly. The operations do not give rise to undue noise, being previously carried out in the main building. There are no other amenity issues.

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

Highways Considerations

The main parking area of the business is at the front of the site. Adjacent the site is the product and materials storage area and delivery vehicles yard. There are no additional staff as a result of the building, the building is to provide sufficient room for assembly due to assembly space in the main building being reduced and cramped as a result of machinery that was installed. As such the building does not give rise to parking or highways concerns.

The application complies with Policies CS2 and CS19 of the Core Strategy.

BNG

The application is exempt from BNG requirements as it is for the retention of the building. Nonetheless it would have been exempt if the building were proposed as no planted area was taken due to its siting on the edge of the concrete hardstanding yard.

Conclusion

The building is acceptable in appearance and does not impact adversely on visual or general amenity. The application complies with national and local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following condition: -

- 1) 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
05/03/2026	P-05	-	PROPOSED SITE BLOCK PLAN
05/03/2026	P-10	-	PROPOSED FLOOR PLAN
05/03/2026	P-11	-	PROPOSED ELEVATIONS
05/03/2026	-	-	LOCATION PLAN

Signed Case Officer¹: **Lee Osborne**

Signed Authorising **Jo Sheridan**
Officer²:

Date: **19/05/2026**

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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