

Regeneration and Economic Development Department

APPLICATION NO: 21/00515/FUL

APPLICANT: B O'Connor

WARD AFFECTED: Prescott North

DEVELOPMENT: ALTERATIONS TO EXTERNAL ELEVATIONS OF INDUSTRIAL UNIT (USE CLASS B2) COMPRISING REMOVAL OF LOADING DOOR AND INFILL WITH BRICK, INSTALLATION OF STEPS TO BASEMENT AND STEPS AND RAMP TO SIDE ELEVATION LEADING TO SUB-DIVISION OF UNIT TO PROVIDE 3NO. INDUSTRIAL (USE CLASS B2) UNITS.

LOCATION OF SITE: Sovereign Works , Kelly Street, Prescott, L34 5PG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area - Primarily Industrial Area

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

Prescot Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 35 neighbours.

There has been 1 letter of objection. The objection is on pedestrian and highway safety grounds due to the formation of the door onto Smith Street.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

Site and ROPOSAL

The application site comprises a vacant brick built single storey industrial/workshop building and service yard bounded by Kelly Street, Bond Street and Smith Street with a stone memorial business on the east side. Adjoining the south west corner of the building is a terrace of residential properties, and housing faces the site from the opposite side of Smith Street. On the opposite side of Kelly Street from the site is the side boundary of Ashley Business Centre accessed off Warrington Road with secondary

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access off Kelly Street once it has turned northwards after the application site. Residential properties are on the opposite side of Kelly Street after the turn in close proximity to the site. Although the building is single storey it has considerable mass due to the footprint and spread. The service yard is accessed off Kelly Street opposite the boundary of Ashley Business Centre. The site is on the periphery of the town centre but is not allocated as being within it.

The proposal is to carry out alterations to the external elevations of the unit comprising of the removal of a loading bay/door and infilling with brick, the installation of steps to the basement and steps and ramp to the side elevation. The unit would be sub-divided into three B2 uses which of itself does not require planning permission.

POLICY CONSIDERATIONS

The application complies with the above noted policies.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed changes are minor in scope and modest, and the works would not alter the appearance of the building to any significant degree. The proposed works would not affect the character of the building or be detrimental to the visual amenity of neighbouring properties or the locality in general. No crime or anti-social behaviour issues are raised by the proposed works.

HIGHWAYS

The proposed works themselves do not raise any highways issues. There has been an objection on the grounds that the door onto Smith Street would be detrimental to pedestrian and highway safety; however, this door would be a fire door and as such would not have day to day use and therefore would not cause pedestrian or highway safety issues. The sub-division of the unit does not require planning permission and as such the highways implications of that cannot be taken into account.

RESIDENTIAL AMENITY

The proposed works are so minor in detail that it is considered they would not impact on the residential amenities of houses in the locality. Whilst the sub-division of the unit to three smaller units could lead to increased activity to and from the site the sub-division does not require planning permission. Furthermore, it is considered that any additional activity would not be overly significant given the size of the units as sub-divided.

CONCLUSION

The proposed works are acceptable both in terms of visual and residential amenity whilst the sub-division of the unit does not require planning permission. The proposal complies with planning policies and 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.

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- 3) Prior to the installation of the handrail and door hereby approved both shall be painted or powder coated black.

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.

- 4) The submitted brick detail shall be the brick to be used with all brickwork hereby approved.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/06/2021	1470/01	-	Location Plan
07/07/2022	1470/04	B	Proposed Floor Plans
07/07/2022	1470/05	B	Proposed Elevations
16/08/2021	-	-	External facing brick to be used in bricking up loading door
08/07/2022	Email	-	Email re: door colour.

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

- 3 Merseyside Fire Authority

Lee Osborne

11 July 2022

Alan Kilroe
12 July 2022

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