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|-------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------|----------------------|
| <b><u>APPLICATION NO:</u></b> | 22/00395/FUL                                                                                             | <b><u>CASE OFFICER:</u></b> | Lee Osborne          |
| <b><u>WARD:</u></b>           | Whiston & Cronton                                                                                        | <b><u>PARISH:</u></b>       | Whiston Town Council |
| <b><u>LOCATION:</u></b>       | Whiston Hospital, Dragon Lane, Whiston                                                                   |                             |                      |
| <b><u>PROPOSAL:</u></b>       | INSTALLATION OF LOUVRES TO REPLACE EXISTING GLAZED ELEMENTS OF EXTERNAL ELEVATION TO PROPOSED PLANT ROOM |                             |                      |

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### **Site Description**

The application relates to the Whiston Hospital site bounded by Warrington Road to the north and Dragon Lane to the west. The plant room is in the north west corner of the site. The application seeks permission to changes to the north east elevation, close to where the bridge link is which gives pedestrian access over Warrington Road to and from the hospital and multi-storey car park, and changes to the north north west elevation.

### **Proposal**

The application seeks to replace glazed elements of the plant room on the north elevations with louvres. The elements to be replaces are on a glazed corner feature near the top of the building and above the level of the pedestrian bridge. The bottom half of this high glazed element would be changed for the louvres on both sides. In addition, on the north north west elevation set further along the elevation from the corner glazed area at fourth storey level one portion of the glazed element here would be replaced by louvres. Some of the glazing panels to both sides at this height level (back from the glazed corner panels) would have opaque film applied to the glass, although this of itself does not require planning permission.

### **Consultations**

Whiston Town Council - No comments received.

### **Representations**

This application has been publicised by letters sent to 44 neighbours. No representations have been received.

### **Planning History**

05/00391/FUL - CONSTRUCTION OF ACCESS BRIDGE OVER WARRINGTON ROAD TO LINK PROPOSED MULTI STOREY CAR PARK TO PROPOSED NEW HOSPITAL (RESUBMISSION OF WITHDRAWN APPLICATION 04/01118/FUL).  
Granted: 17.06.2005.

05/00298/REM - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE FOR HOSPITAL USES, ASSOCIATED CRECHE,

CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN ACCESS FROM WARRINGTON ROAD AND LAYING OUT OF CAR PARKING AREAS. Granted: 22.04.2005.

04/01108/REM - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE FOR HOSPITAL USES, ASSOCIATED CRECHE, CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN ACCESS FROM WARRINGTON ROAD AND LAYING OUT OF CAR PARKING AREAS. Granted: 08.12.2004.

02/00254/OUT - OUTLINE APPLICATION - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE FOR HOSPITAL USES. Granted: 13.06.2002.

### **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

### **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 proposal would replace some glazed panels on the higher levels of elevations of the plant room building which face Warrington Road with louvres. The proposed changes are minor in nature and would be acceptable within the street scene and would not be detrimental to the visual amenities of the area it therefore complies with Policy CS19.

There are no residential properties close to the plant room building and the proposal would not impact on the residential amenities of the area. The proposal raises no highways issues.

### **Conclusion**

The proposal is acceptable in design and would not be detrimental to the visual amenity of the area, whilst it raises no residential amenity or highways issues. The application complies with national and local planning policy 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.

### **SCHEDULE 1**

| Date Received | Ref. No | Version | Drawing/Document Title           |
|---------------|---------|---------|----------------------------------|
|               |         |         |                                  |
| 30/06/2022    | 0101    | -       | LOCATION PLAN                    |
| 30/06/2022    | 3605    | -       | EXISTING AND PROPOSED ELEVATIONS |

**Signed Case Officer:** Lee Osborne

**Signed Authorising Officer:** Alan Kilroe

**Date:** 25/10/22

### **Informatives**

- 0 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](http://www.gov.uk/government/organisations/the-coal-authority)

## **Appendix 1 – Site Photographs**