

<u>APPLICATION NO:</u>	24/00614/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	20 - 24 Newtown Gardens, Kirkby Town Centre, Knowsley		
<u>PROPOSAL:</u>	REPLACEMENT OF EXISTING SINGLE GLAZED STEEL FRAMED WINDOWS WITH UPVC DOUBLE GLAZED UNITS, TOGETHER WITH THE INSTALLATION OF A RAMP AT THE REAR AND A CHAIR LIFT FOR ACCESSABILITY.		

LOCAL PLAN POLICIES MAP ALLOCATION

Town and District Centre
Kirkby Town Centre Action Area

Site Description

The application site is 20-24 Newtown Gardens, Kirkby. The building is three storeys in height and is elevated from street level, accessed via a walkway. The building is predominantly built in brick with some elements of render, particularly around the windows on the front elevation. The site is located with Kirkby Town Centre with various commercial and community uses being located to the north and west of the site. To the east is Newtown Gardens with vacant land (formally site of Kirkby Library) on the opposite side of Newton Gardens. Cherryfield Drive runs to the south of the site with a bank, car park and vacant land being located on the opposite side of the road.

Proposal

The application is for the replacement of the single glazed metal windows with new uPVC double glazed windows and the installation of a new access ramp to the rear of the building.

Consultations

None required

Representations

This application has been publicised by letters sent to 17 neighbours. No representations have been received.

Planning History

The application site has been subject to numerous applications in the past, however, none are relevant in the consideration of this 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

NATIONAL PLANNING POLICY FRAMEWORK

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 design and layout of the proposal is to be considered in respect of Policies CS2 and CS19 of the Local Plan: Core Strategy. These policies have the same aim to ensure that an acceptable level of quality in the development is achieved, and that new development provides safe and convenient movement for all.

The proposed windows are uPVC double glazed whilst the existing windows are single glazed metal frames. The window openings remain of the same size as they are currently. The proposed windows will not have a detrimental impact on the

character and appearance of the building and are therefore considered acceptable.

The proposed access ramps to the rear of the building will make the building more accessible to all users whilst not having a detrimental impact on the character and appearance of the building.

The proposals comply with the requirements of Policies CS2 and CS19 of the Local Plan and does not raise any other material considerations.

Conclusion

The proposals are acceptable and do not cause any harm to the character and appearance of the building and is therefore 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/12/2024	26	-	EXISTING REAR ENTRANCE
16/12/2024	27	-	PROPOSED REAR ENTRANCE
16/12/2024	28	-	EXISTING REAR ELEVATION
16/12/2024	29	-	PROPOSED REAR ELEVATION
16/12/2024	30	-	EXISTING SIDE ELEVATION
16/12/2024	31	-	PROPOSED SIDE ELEVATION
16/12/2024	32	-	EXISTING FRONT ELEVATION
16/12/2024	33	-	PROPOSED FRONT ELEVATION
16/12/2024	34	-	FIRST FLOOR PROPOSED AIR-CON PLAN
16/12/2024	35	-	SECOND FLOOR PROPOSED AIR-CON PLAN

Signed Case Officer¹: **M Wishart**

Signed Authorising
Officer²: **K Foster**

Date: **6 February 2025**

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

² 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

Appendix 1 – Site Photographs