

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00917/FUL

APPLICANT: Royal Mail

WARD AFFECTED: Prescot North

DEVELOPMENT: ALTERATIONS TO THE FRONT OF THE BUILDING INCLUDING REMOVAL OF CANOPY AND BRICKING UP OF EXISTING WINDOW

LOCATION OF SITE: Prescot Delivery Office, Aspinall Street, Prescot, L34 4AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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)

H5 - Development within Primarily Residential Areas

ARTICLE 35

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.

PLANNING HISTORY

Several applications have been approved at the site including for a erection of a mast (74/09108/HIST – approved 19/09/1985), illuminated signs (74/13440/HIST – approved 17/01/1992), and (97/00683/ADV – approved 02/02/1998, installation of callers office hatch with canopy, disabled access ramp and cycle shed (04/01036/FUL – approved 27/10/2004).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\1fi4xgbr\21-00917-ful prescot delivery office aspinall street prescot l34 4aa.doc

PROPOSAL

The application is for alterations to the front of the building including removal of canopy and bricking up of existing window.

POLICY CONSIDERATIONS

The application complies with Policies CS2, CS19 and CS20 of the Core Strategy and saved Policy H5 of the UDP.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed change are minor with only small alterations to the building proposed. These changes do not significantly alter the appearance of the building or result in harm to the character of the area. As a result, the development is acceptable in design terms.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties as the proposed changes are minor and small scale.

CONCLUSION

The proposal is acceptable in design, and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is 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
04/01/2022	0001		Existing and Proposed Plans and Elevations

Informatives

N/A

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\1fi4xgbr\21-00917-ful prescot delivery office aspinall street prescot l34 4aa.doc

Andrew Hunt

28 January 2022

Alan Kilroe

31 January 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\1fi4xgbr\21-00917-ful prescot delivery office aspinall street prescot l34 4aa.doc