

APPLICATION NO: 26/00370/FUL

CASE OFFICER: Kate Pickles

WARD: Whiston and Cronton

PARISH: Whiston Town Council

LOCATION: St Edmund Arrowsmith Catholic Academy, Cumber Lane, Whiston, Knowsley, L35 2XG

PROPOSAL: EXTERNAL ALTERATIONS TO BUILDING COMPRISING RECLADDING OF EXTERNAL FAÇADE AND ROOF REFURBISHMENT WORKS TO FORM ENCLOSURES TO EXISTING PLANT AND OTHER ASSOCIATED WORKS

Site description

The application site is a secondary school located within an area of urban greenspace. The wider area is characterised by a primarily residential area to the west and a primarily industrial area to the northeast.

Proposal

Permission is sought for external alterations to the building comprising the recladding of the external façade and roof refurbishment works to form enclosures to existing plant and associated works.

Two enclosures are proposed above the existing plants, each would be 10.5m in width and 16m in length. Both plant enclosures would have pitched roof which would increase the height of the building by 1.8m at the highest point and 0.6m at the lowest.

The works proposed to the external façade comprise a new brick slip system with a height of 2.1m above the ground floor level and aluminium cladding from 2.1m above ground level to the underside of the existing cladding which is to be retained.

Consultations

Environmental Health: - No objections subject to the conditions attached relating to construction hours.

Representations

This application was publicised by way of site notices. No representations have been received as a result of this publicity.

Planning history

23/02771/FUL:- Recladding of external façade (colours to match existing). Granted 30/01/2024.

Relevant policy

Policy S3 of the National Planning Policy Framework (NPPF): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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)

OS7 – Educational Uses and Sites

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 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

Design and residential amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers. The accompanying guidance of Saved Policy OS7 states that, an important factor of any proposal is the relationship with the adjacent area, particularly in terms of visual amenity and impact on neighbours.

The proposal would accord with this guidance given the minimal nature of the works to the façade and the modest addition of 1.8m to the roof height above existing plants. The closest residential dwellings to the site are over 130m away (Cumber Lane) from the site which is considered sufficient in the avoidance of harm to residential amenity by way of visual intrusion, dominance or disturbance.

The submitted Design and Access Statement also outlines that the selection of colours and materials are intended to reflect and replicate the colour and design of the existing materials. The proposed alterations to the external façade would

therefore not be considered to materially alter the appearance of the site and would have no impact on visual amenity. Correspondence with the agent has revealed the colour and finish of the materials proposed for the external alterations is not yet known. As such, a materials condition has been attached.

The condition of the external façade is currently one of decline due to the defective nature of the existing brick slips; the replacement of these brick slips is therefore considered to improve the functionality and appearance of the site. The existing brick slips are also described as posing a risk to health and safety due to the areas where they have become loose and detached. The proposed changes to the façade would therefore contribute to improved health and safety of the site.

The proposed roof alterations to form enclosure over the existing plants and recladding of the external façade are not considered to materially change the appearance of the site or impact residential amenity. As such the proposal accords with policies CS19, OS7 and is considered acceptable.

Other considerations

The application site is located within a low-risk area for coal. As the proposed works are for external alterations to the existing elevations or the roof of the building, with no enlargement or extension to the existing building, there would be no breaking of ground required and therefore this would not raise any concerns in relation to the

Environmental Health were consulted regarding this application, they had advised two conditions to be attached, one of which, the construction hours restriction has been attached. The second advised that a construction management plan should be submitted, this has not been attached as it is not considered proportionate to the scale and nature of the proposed works.

Conclusion

The proposal is considered acceptable in terms of design and residential amenity and accords with the relevant NPPF, Knowsley Local Plan Core strategy and Replacement UDP policies and is therefore recommended for approval.

Recommendation

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

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: 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.

3. During the construction period no works shall take place outside the hours of: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays, Bank Holidays or Public Holidays except with the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. Prior to the commencement of development, a full specification of materials to be used externally on the building should be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
30/07/2026			Location Plan
30/07/2026	156164-STL-RF-03-DR-A-10101	PL_PL06	Proposed - Roof plan
30/07/2026	156164-STL-00-ZZ-DR-A-V2702	PL_PL03	3D Views - Option 2
30/07/2026	156164-STL-XX-ZZ-DR-A-20703	PL_PL06	Proposed Elevations - Option 2
30/07/2026	156164-STL-XX-ZZ-DR-A-20704	PL_PL06	Proposed Elevations - Coloured - Option 2
30/07/2026	156164-STL-RF-03-DR-A-10101	PL_PL06	Proposed Roof Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 18/09/2026

Informative

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Not applicable.

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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