

**APPLICATION NO:** 26/00371/FUL

**CASE OFFICER:** Kate Pickles

**WARD:** Halewood South

**PARISH:** Halewood Town Council

**LOCATION:** Halewood Academy, The Avenue, Halewood, Knowsley L26 1UU.

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

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### **Site description**

The application site is a secondary school situated in an area of urban greenspace to the south of Halewood Triangle County Park. The area is characterised by Primarily Residential areas with in each direction surrounding the site and a railway line to the north.

### **Proposal**

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

The proposed works comprise the overlay of the existing roof coverings with a single-ply membrane to provide a waterproof covering.

The two plant enclosures proposed would each be 18.3m in width and 10.2m in length. The enclosures would have a trapezoidal shape and would increase the height of building by 1.8m at the maximum height point and 0.6m at the lowest.

### **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**

**26/00393/FUL:-** Erection of 1no. modular building. Submitted 10/08/2026. Pending consideration.

### **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**

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 is considered to accord with this guidance given the modest scale of the proposed works. The plant enclosures would increase the height of the building by a maximum of 1.8m at the highest point. This increase in height is considered negligible given the existing scale of the building. This would therefore not materially impact the character or appearance of the building.

The proposed works to the roof covering would be limited to the replacement of the existing overlay of the roof coverings and would not be readily visible from the street scene. As such, the external alterations would not materially impact the character of the site or wider area. The overlay would also be in keeping with the existing appearance of the building and would therefore have no impact on visual amenity.

The existing roof coverings are described in the submitted design and access statement as being in need of replacement due to leaking. The proposed replacement of these coverings would therefore contribute to the improved functionality of the roof.

The nearest residential dwellings are over 60m from the building (Broom Way) and when considered alongside the modest scale of the proposed works, the distance between the site and neighbouring dwellings is considered sufficient in the avoidance of harm to residential amenity by way of visual intrusion, dominance or disturbance.

The proposed enclosures and roof works are not considered to materially impact the height or appearance of the building and would improve the functionality of the roof. As such, the proposal accords with Policies CS2, CS19, OS7 and is considered acceptable.

### **Other considerations**

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.

**Schedule 1**

| <b>Date received</b> | <b>Drawing. No</b>          | <b>Revision</b> | <b>Drawing/Document Title</b>  |
|----------------------|-----------------------------|-----------------|--------------------------------|
| 30/07/2026           |                             |                 | Location Plan                  |
| 30/07/2026           | 157588-STL-RF-03-DR-A-10101 | PL_PL01         | Proposed Roof Plan             |
| 30/07/2026           | 157588-STL-RF-ZZ-DR-A-20801 | PL_PL01         | Proposed Elevations            |
| 30/07/2026           | 157588-STL-RF-ZZ-DR-A-20802 | PL_PL01         | Proposed Elevations - Coloured |

**Signed Case Officer: Kate Pickles**

**Signed Authorising Officer: Jo Sheridan**

**Date: 18/09/2026**

<sup>1</sup> 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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