

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00353/FUL **CASE OFFICER:** Andrew Hunt

WARD: Whiston & Cronton **PARISH:** Whiston
Town Council

LOCATION: Whiston Willis Community Primary School, Milton Avenue, Whiston,
Knowsley, L35 2XY

PROPOSAL: ERECTION OF A SINGLE STOREY EXTENSION TO EXISTING
DINING HALL AND ERECTION OF A MODULAR BUILDING TO THE
NORTH OF THE SITE

Site Description

The application site is an irregular shaped site comprising school buildings, hardstanding and grassed areas. There is a road to the north (Milton Avenue), with houses to the north and houses to the east and west of the site. To the south there is an undeveloped grassland area with a railway line beyond this.

Proposal

The proposal is for the erection of a single storey to existing dining hall and erection of a modular building to the north of the site.

- The extension would be 5.9 metres high, 15.1 metres wide and 2.7 metres deep.
- The modular building would be 3.2 metres high, 10 metres long and 4 metres wide.
- Both the building and extension would be coloured grey.

Consultations

Cadent Gas – No Objection, informative note required.

Merseyside Fire and Rescue – No Objection Subject to informatives.

Representations

This application has been publicised by letters sent to 57 neighbours and by a site notice.

No representations have been received.

Planning History

Many applications have been approved at the site, including several planning applications for extensions to the buildings and new classrooms which are listed

below.

- 74/00767/HIST - WHISTON WILLIS INFANT SCHOOL :- PROPOSED 30 PLACE NURSERY UNIT INCL EXTERNAL PLAY AREA - 25.06.1975
- 74/00768/HIST - WHISTON WILLIS JUNIOR SCHOOL :- NEW CLASSROOM BLOCK - 25.06.1975
- 01/00520/KMBC1 - ERECTION OF NEW MULTI-USE SPORT AND ART BUILDING FOR DUAL SCHOOL AND COMMUNITY USE TOGETHER ASSOCIATED CAR PARKING AND SECURITY FENCING AND ACCESS. – approved - 26.10.2001
- 02/01078/KMBC1 - ERECTION OF EXTENSIONS TOGETHER WITH ALTERATIONS IN CONNECTION WITH THE PROVISION OF NEIGHBOURHOOD NURSERY/PARENT AND CHILD CENTRE AND PROVISION OF NEW ACCESS RAMPS. – approved - 19.03.2003
- 03/00678/KMBC1 - 3 NO EXTENSIONS TO EXISTING SCHOOL AND CONSTRUCTION OF CAR PARKING/NEW PLAY AREA. – approved - 01.10.2003
- 04/00732/KMBC1 - ERECTION OF DETACHED SINGLE STOREY BUILDING TO FORM NEIGHBOURHOOD NURSERY – approved - 08.09.2004

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

CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

N/A

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The application site is situated within Urban Greenspace and Education Land in the Knowsley UDP Policy Map. The proposal is for education related uses expanding on the existing use of the site. Therefore, the proposal is consistent with the existing use of the site as an educational facility. As a result, the proposal is acceptable in principle.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

In relation to the proposed extension and new modular building, these would be located within the middle of the site and would not be in close proximity to any neighbours. They would therefore not impact residential amenity. The additional 4 parking spaces will also not impact on amenity.

Overall, the proposal would not result in harm to amenity.

Character of Area

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places.

The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The design of the proposal is considered to be generally acceptable and would not be located on a prominent frontage. The extension and outbuilding would both be light grey in colour which is an appropriate colour scheme for the site. The building and extension would be in a relatively central position and not close to main roads, meaning they will not be readily visible from outside the site.

Other Considerations

Biodiversity Net Gain does not apply to the proposals as they affect hardstanding areas only.

Conclusion

The proposal would be acceptable in principle and in relation to neighbour amenity and the character of the area. The application complies with local planning policies and is recommended for approval.

Recommendation

- 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 following approved plans and documents :-

- a. Site Location Plan - Received (04/07/2025).
- b. Modular Building Plans and Elevations - Received (04/07/2025).
- c. Agent Email materials - Received (30/07/2025).
- d. Extension – Proposed Elevations - Received (02/07/2025).
- e. Extension – Proposed Plans - Received (06/06/2025).
- f. Proposed Site Plan - Received (02/07/2025).

Reason: For the avoidance of doubt.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

Alan Kilroe

Date:

19/08/25

Informatives

- 1) Merseyside Fire and Rescue – See Letter
- 2) Cadent Gas – See Letter