

<u>APPLICATION NO:</u>	21/00968/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	25 St Chads Parade, Kirkby Town Centre, L32 8UG		
<u>PROPOSAL:</u>	RETENTION OF REPLACEMENT SHOPFRONT		

Site Description

The application site is a mid-terraced retail unit within St Chad's Parade, the pedestrianised area of Kirkby town centre, with the service area at the rear on South Parade.

Proposal

The application seeks planning permission for the retention of a replacement shop front which has been installed. The replacement shop front entailed removing the stall raiser and installing a new window and door. These are both in the same location as the original window and door but with the window extending down to ground level following the removal of the stall raiser. A previous planning approval related to 23 and 25 St Chad's Parade and was for the installation of new shop fronts and the installation of internal roller shutters. 23 St Chad's Parade had full length windows and the new shop front was to replace the windows and install low level stall risers. The application site had a higher level stall riser as existing before this new shop front, and which was to be removed and replaced with a low level stall riser similar to nos. 23 with replacement window above. Whilst the works to 23 St Chad's Parade was implemented the replacement shop front of the application unit was not implemented at the time.

Consultations

None Required

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

16/00206/FUL - INSTALLATION OF NEW SHOP FRONT AND ROLLER SHUTTERS. Granted: 10.05.2016.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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

CS19 - Design Quality and Accessibility in New Development

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

S9 - Shop Fronts and Security Shutters

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 application relates to a shop front to a retail unit within Kirkby Town Centre and therefore the principle of development is acceptable.

Visual Considerations

The installed shop front seeking permission to be retained is satisfactory in appearance. It is similar to the adjoining unit, 23 St Chad's Parade, although that adjoining unit does have a low level stall riser. Whilst the installation of a new window would usually require a stall raiser beneath, the appearance is acceptable, and there are other units close by which have windows installed to ground level. A mitigating factor with regard the full length of the window is that St Chad's Parade is a modern 1960/70's style pedestrian retail area with no older shop fronts and therefore the full length window is acceptable visually here whilst in an older traditional centre it would appear incongruous.

Therefore, due to the age and design of this shopping area and the appearance of the unit the application can be deemed to comply with saved Policy S10 of the UDP in that it does relate to the surrounding built form satisfactorily in form, materials and

is proportionate. The shop front would have had to satisfy Building Regulations with regard to accessibility issues. The proposal complies also with Policy CS2 of the Core Strategy relating to development principles and with Policy CS19 of the Core Strategy relating to design quality and accessibility. No highways or other amenity issues are raised.

Conclusion

The shopfront installed is, given the context of the surroundings and nearby units, acceptable in appearance and complies with planning policies. The application is therefore recommended that approval to retain the shop front is granted.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) 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
24/01/2022	M212108-D09-02	-	LOCATION PLAN
24/01/2022	M212108-B01-01	-	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer: **Lee Osborne**

Signed Authorising Officer: **Alan Kilroe**

Date: **11/1/23**

Appendix 1 – Site Photographs