

APPLICATION NO: 23/02736/FUL

CASE OFFICER: Andrew Hunt

WARD: Northwood

PARISH:

LOCATION: Standard Fuel Oils, Gores Road, Knowsley Industrial Park, Kirkby
Knowsley, L33 7XS

PROPOSAL: REMODELLING OF A NEW EXTERNAL ENTRANCE AREA
INCLUDING NEW CLADDING TO FACADE AND INTERNAL
REMODELLING OF THE GROUND AND FIRST FLOOR

Site Description

The application site is an irregular shaped site within on Gores Road which is within Knowsley Industrial Park. The site is used for the storage and distribution of fuel oils. The site includes large fuel containers several office buildings and car parking areas.

Proposal

The proposal is for the remodelling of a new external entrance area including new cladding to façade and internal remodelling of the ground and first floor.

Consultations

N/A

Representations

This application has been publicised by letters sent to 13 neighbours. No representations have been received.

Planning History

There have been several applications at the site, however, none are directly relevant to the current application.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS4 - Economy and Employment
CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

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

Principle of Development

The works are minor changes to an existing building on site and therefore are 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.

The proposals are very minor changes and would not impact on the amenity of neighbouring business occupiers. Therefore, there would be no harm to amenity.

Street Scene

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 proposal would involve minor changes to the elevations with changes to the rear access. These changes would not harm the street scene as the building is not readily visible from outside the site. Overall, the proposal will not result in harm to the street scene.

Conclusion

The proposal would be acceptable in principle and in relation to Neighbour amenity and streetscene. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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. Location Plan – received (20/10/2023)
 - b. Proposed Block Plan - (20/10/2023)
 - c. Proposed Ground Floor Plan - (20/10/2023)
 - d. Proposed First Floor Plan - (20/10/2023)
 - e. Proposed Roof Plan - (20/10/2023)
 - f. Proposed Elevations (received 23/11/2023)

Reason: For the avoidance of doubt.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

K Foster

Date:

4 December 2023

Informatives

N/A