

<u>APPLICATION NO:</u>	22/00554/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Matalan Head Office , Perimeter Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	ERECTION OF CANOPY PORCH TO EAST ELEVATION		

Site Description

The application relates to the Matalan Distribution Centre on Acornfield Road within Knowsley Industrial Park. The site consists mainly of the large warehouse distribution building together with the Matalan HQ building with car parking to the front and HGV deliveries and parking to the rear of the warehouse. There is landscaping strip along the front of the site and adjacent the boundary north of the HQ building, and to the rear of the warehouse building adjacent the boundary with Perimeter Road. there are wooded areas.

Proposal

The application seeks planning permission to erect an enclosed canopy porch on the eastern rear elevation of the distribution building where the servicing / deliveries area occurs. The canopy porch would have dimension of approximately 9.4m by 22.2m with a pitched roof of 8.2m to ridge; the building itself is approximately 197m by 270m.

Consultations

NA

Representations

This application has been publicised by letters sent to 20 neighbours. No representations have been received.

Planning History

19/00038/CLD - CERTIFICATE OF LAWFULNESS FOR ERECTION OF 2 NO. 30 SQ.M EXTENSIONS TO PROVIDE 1 NO. LOADING BAY TO EASTERN ELEVATION AND 1 NO. LOADING BAY TO WESTERN ELEVATION. Granted: 18.03.2019.

18/00303/FUL - ERECTION OF EXTENSIONS TO DISTRIBUTION CENTRE INCLUDING BAILER ENCLOSURE AND DOCK SHELTER. Granted: 05.09.2018.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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

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

The proposal is for the erection of a modest canopy to the rear of a large distribution warehouse, where the deliveries occur. The site is within the industrial park and is therefore acceptable in principle.

Visual Amenity

The canopy would be modest in scale compared to the warehouse building and would be located on the eastern rear side of the building where the deliveries occur, and the HGV parking is located. The canopy would be over 100m both from Perimeter Road and the site boundary to the south, and approximately 349m from the boundary to the north. As such and taken against the backdrop of the warehouse building the canopy would have little impact on the appearance of the building or site and would not impact on the visual amenity of the area.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy

and Saved Policy EC3 of the UDP.

Residential Amenity

The site is within the industrial park and the canopy would not be close to any residential properties. Even if there were residential properties close the installation of the canopy would have little impact on residential amenities, and the canopy would not impact on the amenities of the locality in general.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy.

A proposed canopy on the distribution side of a large warehouse building raises no highway issues.

Conclusion

The proposal is for a relatively modest canopy to be installed on the rear elevation of a warehouse building within the industrial park and is acceptable in principle. Taking the backdrop of the canopy against the large distribution building into consideration the canopy would not be detrimental to the appearance of the building or the visual amenities of the area. The canopy would have no impact on the residential amenities of properties on Perimeter Road. The application complies with national and local planning policies and is therefore recommended for approval.

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.

- 2) 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).

- 3) The materials to be used on the external surfaces of the canopy hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework, Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

07/09/2022	MAT-KNY-001	-	SITE LOCATION PLAN
07/09/2022	MAT-KNY-004	-	PROPOSED ELEVATIONS
07/09/2022	1	-	GROUND FLOOR PLAN
07/09/2022	2	-	CROSS SECTION A-A
07/09/2022	-	-	PROPOSED ELEVATIONS

Signed Case Officer:

Lee Osborne

**Signed Authorising
Officer:**

Alan Kilroe

Date:

17 November 2022

Appendix 1 – Site Photographs