

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00769/KMBC1	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	130-140 Cherryfield Drive, Kirkby Town Centre, Knowsley, L32 8RX		
<u>PROPOSAL:</u>	RECLADDING OF BUILDING AND INSTALLATION OF 1NO. WINDOW TO PLANT ROOM		

Site Description

This application relates to an existing shopping parade at 130-140 Cherryfield Drive in Kirkby Town Centre.

Proposal

The proposal is for the re-cladding of building and installation of 1 no window to plant room.

Consultations

N/A

Representations

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

Planning History

None Relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS6 - Town Centres and Retail Strategy
CS10 - Principal Regeneration Area – Kirkby Town Centre
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 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

Streetscene

The existing building has a tired, dated and run down appearance and is not of high quality design. The proposed design is considered to be of high quality and contemporary, a materials schedule has been submitted in support of the application. The colours and materials are considered acceptable. Overall, the proposal will significantly improve the appearance of the building.

Conclusion

The proposal would be acceptable in relation to Street scene. 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. Materials Schedule (Received 2/2/23)
- b. Block Plan 3262 (Received 12/12/22)
- c. Location Plan - AS/001/2022 (Received 12/12/22)
- d. Design and Access Statement - (Received 12/12/22)
- e. Proposed Elevation Detail - (Received 12/12/22)
- f. Proposed North and East Elevations - (Received 12/12/22)
- g. Proposed South and West Elevations - (Received 12/12/22)
- h. Proposed Roof Plan - (Received 12/12/22)
- i. Proposed First Floor Plan - (Received 12/12/22)
- j. Proposed Ground Floor Plan - (Received 12/12/22)

Reason: For the avoidance of doubt.

Signed Case Officer: **Andrew Hunt**

Signed Authorising Officer: **Alan Kilroe**

Date: **8 February 2023**

Informatives

Appendix 1 – Site Photographs

