

APPLICATION NO: 22/00656/FUL **APPLICANT:** Chatwins Bakery
WARD: Prescot North **PARISH:** Prescot Town Council
DEVELOPMENT: INSTALLATION OF A NEW SHOP FRONT (RETROSPECTIVE)
LOCATION OF SITE: 39-45 M Rays Bakery Ltd, High Street, Prescot, Knowsley, L34 6HF

Site Description

The application site is a shop in Prescot Town Centre. The shop front covers two individual units. The site faces towards High Street in Prescot Town Centre and there is a car park to the east.

Proposal

The application is for the installation of new shop front. Works have taken place at the site already.

Consultations

N/A

Representations

This application has been publicised by letters sent to 30 neighbours and by site and press notices. No representations have been received.

Planning History

Several previous applications have been approved 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS6 - Town Centres and Retail Strategy
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

S9 - Shop Fronts and Security Shutters
DQ5 - Development in Conservation 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

Impact on Prescot Town Centre Conservation Area

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

The site is within Prescot Town Centre Conservation area.

The proposal is of a dark grey colour. A secondary door has been removed from the end of the frontage which is considered to improve the appearance of the shopfront. The entrance to the shop is now partially set with a smooth gradient instead of being stepped back. The proposal creates a traditional shopfront is keeping with the historic character of the area. The proposal preserves and enhances the appearance of the Conservation Area. Overall, the application complies with Core Strategy Policy CS20, Unitary Development Plan Policy DQ5 and the Shopfronts & Signage Design SPD.

Neighbour Amenity

The proposal would not harm the amenity of neighbouring properties/premises.

Conclusion

The proposal would be acceptable in relation to Prescot Town Centre Conservation Area and Neighbour amenity. 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 hereby permitted shall be carried out in accordance with the following approved plans and documents :-
 - a. Heritage Statement (received 11/11/2022).
 - b. Proposed Plan - CH/LIV/02A - (received 10/11/2022).
 - c. Proposed Elevation - CH/LIV/04 - (received 10/11/2022).
 - d. Letter from Engineer Betts Associates - (received 10/11/2022).
 - e. Location Plan (received 24/10/2022).

Reason: For the avoidance of doubt.

Signed Case Officer¹: ___Andrew Hunt_____

Signed Authorising
Officer²: ___K Foster_____

Date: ___18 May 2023_____

Informatives

N/A

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs

