
<u>APPLICATION NO:</u>	24/00303/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	St Mary And St Pauls C Of E Primary School , Bryer Road, Prescot		
<u>PROPOSAL:</u>	ERECTION OF FLAT ROOF INFILL EXTENSION TO FORM A NEWLY SECURE SCHOOL EXTRANCE. THE EXTENSION WILL INCLUDE A GLAZED CURTAIN WALL ELEVATION.		

Site Description

This application site comprises a single storey building and associated grounds currently in use as a primary school. The site is bounded to all sides by existing residential development.

Proposal

It is proposed to erect a flat roof, single storey infill extension towards the front of the premises over part of an existing courtyard area. The extension would attain a maximum height of 3.9m. (a similar height to the existing adjacent buildings) and would measure 10.9m x 3m. The extension would provide a new secure reception lobby.

The extension would serve as the primary entrance for pupils, staff and visitors to the school.

The extension approved in February 2024 (23/02846/FUL) was a larger extension to the one now being proposed.

Consultations

Prescot Town Council - No comments received

Environmental Health - No objections subject to a condition controlling construction hours and conditions relating to unexpected contamination and importation of soil.

Representations

This application has been publicised by letters sent to 42 neighbours. No representations have been received.

Planning History

APP. NO:	02/01079/KMBC1
PROPOSAL:	EXTENSIONS TO CREATE A NEIGHBOURHOOD NURSERY/PARENT AND CHILD CENTRE WITH CONSTRUCTION OF ADDITIONAL 3 NO. CAR PARKING SPACES.
DECISION:	PER

DECISION DATE: 19 March 2003

APP. NO: 04/00829/KMBC1

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO FORM OFFICE AND ASSOCIATED ACCOMMODATION IN CONNECTION WITH NURSERY FACILITIES

DECISION: PER

DECISION DATE: 8 September 2004

APP. NO: 05/00616/KMBC1

PROPOSAL: SITING OF 2 NO. STORAGE CONTAINERS

DECISION: PER

DECISION DATE: 30 August 2005

APP. NO: 05/00861/KMBC1

PROPOSAL: ERECTION OF EXTENSION TO FORM NURSERY ACCOMMODATION.

DECISION: PER

DECISION DATE: 6 April 2006

APP. NO: 05/01114/FUL

PROPOSAL: ERECTION OF EXTENSION TO FORM CLASSROOM

DECISION: PER

DECISION DATE: 19 January 2006

APP. NO: 93/00436/APP

PROPOSAL: ERECTION OF EXTENSION TO EXISTING PRIMARY SCHOOL TO PROVIDE NURSERY UNIT

DECISION: GTD

DECISION DATE: 2 March 1994

APP. NO: 97/00585/APP

PROPOSAL: ERECTION OF 2.4M HIGH PALISADE SECURITY FENCING AND PEDESTRIAN

DECISION: GTD

DECISION DATE: 5 January 1998

APP. NO: 06/00721/FUL

PROPOSAL: ERECTION OF SINGLE STOREY FLAT ROOF EXTENSION TO FRONT ELEVATION AREA WITH BRICK EXTERNAL WALLS AND INSULATED FLAT ROOF.

DECISION: PER

DECISION DATE: 16 November 2006

APP. NO: 09/00523/FUL

PROPOSAL: ERECTION OF SINGLE STOREY INFILL EXTENSION TO REAR OF MAIN SCHOOL BUILDING

DECISION: PER

DECISION DATE: 11 January 2010

APP. NO: 11/00596/FUL

PROPOSAL: INSTALLATION OF ADDITIONAL PARKING AND ERECTION OF FENCING
DECISION: PER
DECISION DATE: 5 January 2012

APP. NO: 23/02846/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY INFILL EXTENSION
DECISION: PER
DECISION DATE: 26 February 2024

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)

ENV2 - Noise and Vibration

ENV5 - Contaminated Land

OS7 – Educational Uses & Sites

National Planning Policy Framework

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 site is allocated as Urban Greenspace and Education Land. A small extension to a primary school would be acceptable in principle subject to design issues and impacts on residential amenity which are discussed below.

Design and Appearance

Saved UDP policy OS7 states that extensions to schools will be granted planning permission provided they are located and designed in a way which is convenient and accessible to pupils and other members of the community they are intended to serve.

Given that the proposed extension would be attached on both sides to the existing building the only elevation visible would be the front elevation. The front elevation would be a modern glazed aluminium curtain wall finished in anthracite grey. The fascia would be light grey cladding to match the fascias on the existing school building.

The design would have a contemporary appearance and the amount of glazing proposed would ensure a bright and welcoming reception area.

The proposal would be in compliance with Local Plan policies CS2 and CS19 and Saved UDP policy OS7.

Residential Amenity

The proposed extension would be located over 40m from the front elevation of the closest residential property in Bryer Road.

The environmental health section have recommended a planning condition restricting the hours of construction which is considered to be appropriate given the school is sited adjacent to a residential area.

Taking account of the distance to the closest dwelling and the condition restricting construction hours it is not considered that the proposal would have an adverse impact on residential amenity.

The proposal would therefore be in accordance with Local Plan policy CS19 and Saved UDP policy ENV2.

Contaminated Land

As the site has only previously been associated with the school, and with no other historical land use is identified on site a watching brief is required which would be in the form of an informative to the applicant.

Planning conditions would be required regarding unexpected contamination and the importation of soil and material to ensure compliance with saved UDP policy ENV5

Trees

The application is not supported by a tree survey , however the proposed extension would result in the removal of one semi mature tree located within the courtyard area.

In accordance with Saved UDP policy DQ4 two replacement trees would be required which can be secured by planning condition.

Conclusion

The proposed extension would be acceptable in terms of design and appearance and would not have any adverse impact on the street scene. The extension would not have any adverse impact on residential amenity. Construction hours, unexpected contamination, importation of soil and tree replacement can be secured by way of planning conditions.

Subject to the necessary conditions the proposal would be in compliance with the Local Plan and Saved UDP policies listed above.

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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason : To safeguard the amenities of nearby residents and to comply with saved policy CS2 of the Knowsley Local Plan Core Strategy and saved policy H5 in the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) If contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning

Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6) Prior to the first occupation of the extension hereby permitted a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual trees on a 2:1 basis. (minimum size 12-14cm girth). The scheme should include the location, size and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title'
07/06/2024	PP-13106757v1	-	SITE LOCATION PLAN
07/06/2024	E-2768-SMSP-CUN-XX-00-DR-A-2003	P01	PROPOSED PLANS AND ELEVATIONS
07/06/2024	E-2768-SMSP-CUN-XX-00-DR-A-2002	P01	DEMOLITION PLAN

Signed Case Officer¹:

Mark Quinn

Signed Authorising Officer²:

K Foster

Date:

10 July 2024

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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2. Based on the information available to the Environmental Health division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

