

<u>APPLICATION NO:</u>	23/00008/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	3 and 5 Loweswater Way, Tower Hill, Kirkby, Knowsley, L33 2DL		
<u>PROPOSAL:</u>	INSTALLATION OF A NEW SHOP FRONT AND CONVERSION OF TWO RETAIL UNITS TO ONE.		

Site Description

The application relates to the installation of a new shop front across the two retail units located on Loweswater Way.

The application properties consist of the two centre units of a parade of shops situated in a corner location at the junction where Loweswater Way and Windermere Drive meet. The units provide a community store and sandwich bar although the latter is currently vacant.

Immediately surrounding the parade of shops are residential properties.

Proposal

The application relates to the retail units at 3 & 5 Loweswater Way, Kirkby. The application proposals seek combine the two retail units to extend the business activities associated with the Go Local Convenience Store together with the installation of a new shop frontage comprising of glazed units and new fascia board.

The proposals have been altered since their original submission. The proposed frontage at no. 3 would comprise 4 glazed panels measuring 5.4m in width by 2.48m in height. Each glazed panel would measure 1.28m in width by 2.37m in height.

The frontage at no. 5 would measure the same overall width and height but would comprise of 3 vertical glazed panels with a door boarded by narrow vertical glazed units either side.

The fascia board would measure 11.85m in width by a height of .92m.

Consultations

None.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No application history associated with either premises.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – Primarily Residential Areas

Policy S9 – Shop Fronts and Security Shutters

In addition, the Shopfronts and Signage Design SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Primarily Residential Area. As such, alteration of an existing building for appropriate use is acceptable in principle subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and S9 of the Unitary Development Plan (2006), together with the Shopfronts and Signage Design SPD.

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

The Shopfront and Signage SPD states that windows should be the dominant feature of the shopfront and should provide a vertical emphasis by being noticeably taller than they are wide. The doorway should be clearly indicated as an entrance point and should be in proportion with the windows of the shop front.

The existing glazed frontage provides a very vertical form due to the number of individual glazed panels it currently provides. The existing security shutters are to be retained as part of the proposals.

As originally submitted, the applicant sought to reduce the number of panels to 3 on each premises which would provide a more horizontal design not in keeping with the design aesthetic of neighbouring units nor the design guidance referred to above. In addition, the doorway would have appeared out of context with the overall proportion of glazed units as previously proposed.

The Local Planning Authority has worked positively with the applicant who has revised the proposals to increase the number of glazed units at no. 3 to 4 panels which provides a more vertical appearance. In addition, 3 panels are proposed at no. 5 together with the new entrance which would be faced by two vertical panels either side to provide a focal entrance point. The revised plans relating to the glazed panels and doorway are therefore considered acceptable in terms of design.

The fascia would span the width of both units and would measure 11.85m in width by .92m in height. The SPD states that fascia should be no more than 20% of the overall height of the shop from top to bottom. Whilst the fascia is slightly larger than the 20% allowance by a factor of 6%, it is considered appropriate in terms of scale in relation to the fascias located above the neighbouring retail premises either side of the application site.

Overall, the proposed shop front will create a more attractive and modern design. The design of the new shop front is acceptable in terms of design and relate well to the street scene in terms of material, form and proportions and helps to improve the appearance of the existing buildings in accordance with Policies CS2, CS19 and S9 of the adopted Development Plan.

Residential Amenity

The changes to the shop front are relatively minor and would not result in impact to the amenity of neighbouring occupiers.

Highways

No adverse effects to highways safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant

Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 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.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
10.01.2023	A1457 01		SITE AND LOCATION PLANS
08.03.2023	A1457.02B		EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: John Fleming

Signed Authorising Officer²: K Foster

Date: 10 March 2023

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.

INFORMATIVES

ADVERTISEMENT CONSENT

Notwithstanding the grant of planning permission, the application will require a separate Express Consent to Display Advertisements. Please contact the Council's Development Control Section (Tel: 0151 443 2381) for further advice).

Appendix 1 – Site Photographs



