

<u>APPLICATION NO:</u>	24/00134/FUL	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Dams Furniture Ltd, Gores Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	PROPOSED INFILL EXTENSION TO CREATE NEW SHOWROOM BETWEEN TWO EXISTING WAREHOUSE UNITS, INCREASE IN PARKING AREA AND EXTERNAL STAIRCASE TO THE REAR ELEVATION		

Site Description

The site subject of the application is Dams Furniture; two warehouse buildings connected by a narrow link building. The site is located within Kirkby Industrial Park.

Proposal

The proposal seeks the erection of an infill extension between existing warehouse buildings. The extension would be in front of the existing link building and would have the following dimensions: 14.5m wide; 38.1m deep and 9.2m high. An external fire staircase is proposed to the rear elevation.

The proposal also includes minor changes to the car park fronting Gores Road, with the provision of 5 additional car parking spaces, including 2 accessible spaces.

Consultations

Highway Authority: No objections subject to a condition requiring the car parking to be implanted before the development is occupied.

Environmental Health: No objections subject to one condition requiring a restriction on the hours of construction and two informatives regarding contaminated land. The condition requested to restrict the hours of construction will not be included on the decision as the closest residential properties are approximately 210 metres from the site and the scale of works subject to this application are relatively minor.

Representations

This application has been publicised by letters sent to 30 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

20/00549/FUL: Erection of industrial warehouse extension (Use Class B8) together with associated external works. Planning permission granted 18th May 2021.

17/00278/FUL: Erection of furniture assembly and upholstery facility (Use Class B2), together with associated parking, external storage area and linkway to existing warehouse. Planning permission granted 17th August 2017.

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

Saved Policies Knowsley Unitary Development Plan (2006):

Knowsley Local Plan Core Strategy (2016):

CS2 Development Principles

CS19 Design Quality and Accessibility in New Development

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. This is the test that legislation prescribes should be employed on planning decision making. The 'presumption in favour of sustainable development' at paragraph 11 of the NPPF means: "approving development proposals that accord with an up to date development plan without delay".

Relevant local plan policies to be considered include CS2 and CS19 which state that the Council will promote sustainable economic development by meeting the needs of businesses (CS2) and the local planning authority will enhance the local distinctiveness by responding to and integrating positive characteristics of its immediate surroundings, including local materials, scale mass, form and layout (CS19).

The proposed infill extension is a relatively minor compared to the scale of the two warehouse buildings it is connecting. The proposed extension would be in keeping with both building and would enhance the overall appearance by adding a splash of colour through the use of its materials. The front elevation of the appearance of the building would largely be glazed with a metal profile roof which would match the two adjoining warehouses. There would be a red trim at eaves level and a red show

room entrance. The materials are illustrated on Drawing No. B107 Rev A which will be an approved plan.

The proposed extension would be in keeping with the existing warehouse buildings and would enhance the buildings through its moderns glazing and red trim. To allow the proposal would be to comply with Local Plan Core Strategy polices CS2 and CS19.

The proposed changes to the car park arrangement would add 5 spaces overall to the parking area, including two accessible spaces which would be adjacent to the new showroom entrance. Theses changes are relatively minor and are acceptable and would improve accessibility in accordance with Local Plan Core Strategy polices CS2.

Conclusion

The proposed extension would be in keeping with the existing warehouse buildings and would enhance the buildings through its moderns glazing and red trim. To allow the proposal would be to comply with Local Plan Core Strategy polices CS2 and CS19. The minor amendments to the car parking area are acceptable and would improve accessibility in accordance with Local Plan Core Strategy polices CS2.

Recommendation

Grant planning permission subject to the following conditions:

1. Time limit
2. Approved plans
3. The development shall not be brought into use until the areas indicated on the Site Plan be set aside for parking, servicing, vehicular manoeuvring have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Informatives:

1. Contaminated Land Advisory Note:

Based on the information available to this 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.”

2. Reporting of Unexpected Contamination:

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/03/2024	B100	Rev B	Existing Site Location Plan
20/03/2024	B101	Rev B	Existing Site Plan
14/03/2024	B102	Rev A	Existing Elevations
20/03/2024	B103	Rev B	Proposed Site Plan
14/03/2024	B104	Rev A	Proposed GA Floor Plans
14/03/2024	B106	Rev A	Proposed Section
14/03/2024	B107	Rev A	Proposed Elevations
14/03/2024	B103	Rev A	Proposed Roof Plan

Signed Case Officer¹:

Jo Sheridan

**Signed Authorising
Officer²:**

K Foster

Date:

2 May 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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