

<u>APPLICATION NO:</u>	23/00500/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	St Laurences Catholic Primary School, Leaside Avenue, Southdene		
<u>PROPOSAL:</u>	ERECTION OF A CANOPY EXTENSION TO EXISTING BUILDING CANOPY		

Site Description

The application site is located at St Laurences Catholic Primary School, Leaside Avenue and is located in an area that is allocated as a Primarily Residential Area in the Development Plan.

Proposal

The application seeks permission for the erection of a canopy extension to adjoin to the existing building canopy.

The proposed structure would project to the West of the site off the existing canopy structure. The proposal would have a length of 9m and have a width of 4m. It would have a slight pitch on the roof and measure 2.5m at the highest point and the lowest point of the roof would measure at 2.4m.

It would be constructed with a metal frame canopy structure with a corrugated plastic roof.

Consultations

Cadent Gas Limited - No objections but instructed to add the Informative Note into the Decision Notice.

Representations

This application has been publicised by letters sent to 20 neighbours. It has also been advertised by Site Notice. The Site Notice was displayed on 25.05.2023 and would expire on 17.06.2023. No representations have been received.

Planning History

APP. NO:	01/00527/KMBC1
PROPOSAL:	ERECTION OF NEW MULTI-USE SPORTS AND ARTS BUILDING
DECISION:	GRANTED
DECISION DATE:	11 October 2001

APP. NO: 06/00261/FUL
PROPOSAL: ERECTION OF GAZEBO WITH INTEGRATED ROLLER SHUTTER DOORS TO ALL SIDES, WORKS TO FORM RAISED AMPI-THEATRE (MAX. 900MM HIGH) AND HARD AND SOFT LANDSCAPING WORKS.
DECISION: GRANTED
DECISION DATE: 25 May 2006

APP. NO: 06/01003/FUL
PROPOSAL: TO ERECT 1 NO. NEW CANOPY TO THE NURSERY AREA TO THE FRONT OF THE SCHOOL BUILDING, WHICH IS TO BE LINKED TO THE EXISTING CANOPY TO THE SIDE OF THE BUILDING
DECISION: GRANTED
DECISION DATE: 2 February 2007

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
OS7 - Educational Uses and Sites

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

Saved Policy OS7 in the Replacement Unitary Development Plan states that development for Educational Uses and Sites will be permitted provided that:

1. Proposals for the development of new schools, colleges or other training facilities, or for alterations or extensions to existing educational or training facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.
2. The extended and community use of educational buildings and land for wider community purposes and activities (either within existing or new educational facilities) will be encouraged where this is practicable and would not conflict with educational needs, the security of the students or residential amenity.

Design

The design and appearance of the proposed canopy structure and roof would be acceptable. The proposed development would be an extension of the existing on site.

It would be constructed with a metal frame canopy structure with a corrugated plastic roof.

These materials are considered to be in-keeping and match the existing materials and the design of the canopy would be in keeping with the appearance of existing structures on the site. As a result, the proposal would not be considered to appear incongruous or visually harmful either by itself, or when adjoined to the existing.

The proposed canopy structure would be in accord with Core Strategy policies CS2 and CS19 and Saved Policy OS7 of the Replacement UDP.

Amenity

The proposed canopy structure would not be considered to adversely impact residential amenity, as it would be a considerable distance away from the nearest residential properties meaning that there would be no significant effects on outlook or overshadowing.

Overall, the development would not harm the amenity of neighbouring properties. Therefore, the proposal would be in accord with Core Strategy policies CS2 and CS19 and Saved Policy OS7 in the Replacement UDP.

Conclusion

The proposal is acceptable in principle and would not cause harm in relation to the amenity of neighbouring properties. The application complies with local planning policies and is recommended for approval.

Recommendation

That Planning Permission 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.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/04/2023	7149_P01	-	LOCATION PLAN
21/04/2023	7149_P02	-	PROPOSED SITE PLAN
21/04/2023	7149_P03	-	PROPOSED CANOPY PLANS AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Alan Kilroe**

Date: **21 June 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

Appendix 1 – Site Photographs





