

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00484/FUL

APPLICANT: Mr Paul Cliff

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 101 Warrington Road, Prescot, Knowsley, L34 5ST

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

ARTICLE 35

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.

PLANNING HISTORY

Previous applications have been approved at the site for a change of use from stores to vehicle repair workshop, (74/10257/HIST – approved 22.05.1987), advert application and use of land for sale of motor vehicles, (74/13114/HIST - 07.03.1991).

TECHNICAL CONSULTATIONS:

Environmental Health – No objection subject to conditions in relation to contaminated land and construction hours.

Highways – No Objection The site will likely maintain its current level of trip generation and parking demand.

NEIGHBOUR NOTIFICATION:

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This application has been publicised by letters sent to 10 neighbours. One Objection has been received consisting of the following main points:

Objection

- The proposal would mean the buildings would be extremely close together and would mean a potential fire risk particularly so as the business stores tyres and waste oil until a sufficient quantity has been accumulated to warrant a cost effective collection.
- Parking is a major issue as the occupier has only a small area for parking. The extension will increase illegal parking and affect our business.
- The owner has extended the fence to the northeast of the land that does not belong to him.
- If the proposal is granted we request a brick finish not a breeze block wall that would effect the sale of a land and building.
- There is asbestos in the roof so care should be taken in extending the existing roof.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey side extension.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Residential Area. The proposed development is for an extension to an existing use and therefore would be acceptable in principle.

The application complies with policies CS2, CS9 and CS19 of the Knowsley Core strategy and policy H5 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The extension would be located close to a residential area to the north. However, the character of the immediate area is industrial with other business located nearby. There is an established use at the site. Due to the layout of the site, the extension would barely be visible from Warrington Road as the majority of it would be obscured by the existing building to the south. The materials used would match the existing building. This can be secured via a condition.

Therefore, there would be no harm to the street scene from the proposal. The application raises no crime or anti-social behaviour issues.

AMENITY

In relation to neighbouring properties.

In relation to properties to the north west, the extension would be no closer to the residential properties than the existing building. The extension would be single storey only and would not have any windows located on the north west side. Therefore, there would not be any harm to residential amenity.

In relation to the premises to the south, the amenity of the occupiers of the premises would not be affected as the building is orientated towards the south with the main windows, doors and main

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entrance facing south. Therefore, there would not be an unacceptable loss of light/outlook for the building.

In relation to noise, disturbance etc, it is considered that there would be no harm to amenity as the extension will not lead to material impacts above the existing use. This is supported by the views of the council's Environmental Health team who have no objection to the development. A condition will be imposed to restrict construction hours for the development to reduce construction impacts on residential amenity.

HIGHWAY SAFETY

NPPF Para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to highway safety, the parking for the site would remain relatively unchanged and there would not be a large increase in parking demand. The extension is not a large in terms of floor area. This is supported by the view of the council's highways department who have no objection to the proposal. Overall, the proposal would not result in unacceptable impacts on highway safety.

There would be sufficient parking spaces to serve the site. Overall, the application complies with Core Strategy Policy CS7.

OTHER CONSIDERATIONS

In relation to the potential fire risks, this is controlled by separate Health and Safety legislation so would not be a material planning consideration. In relation to the potential presence of asbestos this is also governed by separate legislation and is required to be appropriately dealt with by other legislation.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbours, or highway safety. 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.

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Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

4) Contaminated Land

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: To protect future occupiers from contamination.

5) Construction Hours

No construction / demolition 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.

Reason: In the interests of residential amenity.

Informative

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/04/2022	A003	B	Site Plan
25/04/2022	A002	B	Proposed Plans and Elevations

Andrew Hunt

28 April 2022

Alan Kilroe
3 May 2022

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