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| <b><u>APPLICATION NO:</u></b> | 23/01646/NMA                                                                                                                                                                                                                                                                                                                                                         | <b><u>CASE OFFICER:</u></b> | John Fleming |
| <b><u>WARD:</u></b>           | Roby                                                                                                                                                                                                                                                                                                                                                                 | <b><u>PARISH:</u></b>       |              |
| <b><u>LOCATION:</u></b>       | Royal Mail Delivery Office, Westmorland Road, Huyton, Knowsley, L36 9UL                                                                                                                                                                                                                                                                                              |                             |              |
| <b><u>PROPOSAL:</u></b>       | NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/01646/KMBC1 (EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF NEW SHOPFRONT, ROLLER SHUTTERS, TILED STALL RISERS, TILING TO FIRST FLOOR, NEW LIGHTING, SERVICE ACCESS DOOR AND ALTERATIONS TO SIDE ELEVATIONS AND ASSOCIATED WORKS) AMENDMENT SOUGHT FOR CHANGE OF REPOSITIONING OF MAIN ENTRANCE |                             |              |

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### **Site Description**

The application site relates to an existing town centre unit. The property is located north east of Griffith's Road and provides one of the principal entrances into Huyton Village. The unit is independent of the remaining retail premises found to the south and east of the application property.

Following the grant of planning permission works have commenced and scaffolding has been erected.

### **Proposal**

The application proposals seek to make amendments to the approved plans associated with application reference 23/01646/KMBC1. The proposals now set to include a recessed front entrance in order to comply with Building Regulations.

### **Consultations**

No consultations required.

### **Representations**

No representations required. The application is for a non-material amendment to application reference 23/01646/KMBC1.

### **Planning History**

Ref: 74/10081/HIST: Notification of existing fence and erection of new fence.

Ref: 74/14128/HIST: Alterations to form new entrance door and ramp to customer reception officer. Granted 15<sup>th</sup> May 1992.

Ref: 96/00047/APP: Layout of car park spaces, soft landscaping, construction of low.

Granted 4<sup>th</sup> April 1996.

Ref: 74/12867/HIST: Display of illuminated fascia sign. Granted 2<sup>nd</sup> November 1990.

Ref: 74/13241/HIST: Display of 1 by 48 sheet wall mounted hoarding. Refused 24<sup>th</sup> May 1991.

Ref: 97/00689/ADV: Display of internally illuminated fascia with integral. Granted 9<sup>th</sup> February 1998.

Ref: 74/14741/HIST: Installation of cash dispensing machine. Granted 13<sup>th</sup> May 1993.

Ref: 23/01647/ADV – 2NO. first floor level signs providing signage for Huyton Village/Derby Road. Pending consideration.

Ref: 23/01646/KMBC1 – External alterations including installation of new shopfront, roller shutters, tiled stall risers, tiling to first floor, new lighting, service access door and alterations to side elevations and associated works. Granted 28<sup>th</sup> September 2023.

### **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

S2 – Diversification of uses within existing centres

CS19 - Design Quality and Accessibility in New Development

CS6 – Town Centres and Retail Strategy

Saved Policies

S9 – Shop Front and Security Shutters

In addition, the Shopfronts and Signage Design SPD (2023) is a material consideration for the purposes of this planning application and provides additional guidance in relation to development of shopfronts within Knowsley Borough.

The site is located within Huyton Town Centre. As such, changes to a shop front providing for an entrance to a mixed-use operation consisting of the Royal Mail facilities and a restaurant is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the proposed application it has regard to policies CS2, S2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies S9 and ENV3 of the Unitary Development Plan (2006), together with the Shopfront and Signage SPD (2023).

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 and is for an appropriate town centre use.

### **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**

#### **Design and Visual Amenity**

Minor alterations are proposed to recess the doorway to ensure that it opens outwards to comply with current building regulations.

The recess of the doorway would be a minor alteration to the development and does not fundamentally alter the overall design. Indeed, there are a number of shopfronts which include recessed entrances found locally and therefore the proposed alterations would not appear incongruous within the wider town centre.

Accordingly, the development is acceptable in terms of design.

#### **Amenity Impacts**

There are no residential properties in proximity to the site and by the nature and siting of the proposed alterations this would not lead to harmful impacts on occupants of adjoining buildings.

### **Recommendation**

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

- 1) The development shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and any plans and conditions attached to planning permission issued under reference 23/01646/KMBC1 except where superseded by this decision notice.

Reason: For the avoidance of doubt.

## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title     |
|---------------|---------|---------|----------------------------|
| 09.11.2023    | 3.201   | REV H   | PROPOSED ELEVATIONS 01     |
| 09.11.2023    | 3.101   | REV I   | PROPOSED GROUND FLOOR PLAN |

**Signed Case Officer:**      **John Fleming**

**Signed Authorising Officer:**      **K Foster**

**Date:**      **20 March 2024**

