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| <b><u>APPLICATION NO:</u></b> | 22/00633/NMA                                                                                    | <b><u>CASE OFFICER:</u></b> | Andrew Hunt |
| <b><u>WARD:</u></b>           | Northwood                                                                                       | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | Huyton 6D Academy Business Park, Lees Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7SA |                             |             |
| <b><u>PROPOSAL:</u></b>       | ADDITION OF FIRST FLOOR WINDOWS, CONDENSING UNITS AND NEW DOOR, WITH CHANGES TO ELEVATIONS      |                             |             |

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### **Site Description**

The site is a group of business units set within a larger business park. The site is surrounded by busy roads with Lees Road to the north and county road to the south east.

### **Proposal**

The proposal is the addition of first floor windows, condensing units and new door, with changes to elevations.

The main changes are the following:

- Addition of first floor windows on the south west elevation.
- Change in colour of the opening bays from yellow to Grey on the north east elevation.
- Addition of 4 condensing units on the north east elevation.
- Addition of 3 condensing units and a door on the north west elevation.

### **Consultations**

N/A

### **Representations**

N/A

### **Planning History**

The previous application (which this amends) was approved on 30/07/2021 – (20/00467/FUL). A change of use application was also approved at the site recently (22/00633/FUL) – approved 1/2/23).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

N/A

#### **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**

Streetscene

The alterations to the existing building are minor in scale, and do not materially affect the appearance of the building. The changes would be acceptable in terms of appearance.

## **Conclusion**

The proposal would be acceptable in relation to Street scene impacts and would be a non-material change. The application complies with local planning policies and is recommended for approval.

## **Recommendation**

The non-material amendment application be granted.

**Signed Case Officer<sup>1</sup>:**                      **Andrew Hunt**

**Signed Authorising  
Officer<sup>2</sup>:**                                      **K Foster**

**Date:**                                              **6 November 2023**

## **Informatives**

1) The plans approved are the following:

- a. Site/Location Plan – 1377-AB – 6002 - (received 27/10/2023)
- b. Proposed Elevations - (B6) 005 – Rev P13 (received 27/10/2023)

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