

<u>APPLICATION NO:</u>	22/00435/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	Enterprise Credit Union, 31 Hall Lane, Huyton		
<u>PROPOSAL:</u>	RETENTION OF NEW SHOPFRONT, GREY COLOURED RENDER, FRONT ACCESS RAMP AND PAVING TO FRONT		

Site Description

The application relates to a building and associated curtilage, formerly a pair of semi-detached properties now used by a credit union, on Hall Lane, Huyton. To the south west are two commercial units and to the north east are two bungalows. Sawpit Park is opposite and premises within Huyton Industrial Estate are at the rear.

Proposal

The application seeks planning permission to retain a replacement shop front to one half of the building, grey coloured render applied to the property below the first floor windows, an access ramp at the front entrance and the paving of a private area of footway to the front of the building. The access ramp meets the recommended maximum footway gradient of 1:20. The shopfront is fully glazed with a centralised entrance and the ramp gives access/egress to the entrance door and adjacent fire door.

Consultations

Highway Authority - No objections in principle.

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

99/00657/APP - CHANGE OF USE FROM RESIDENTIAL/RETAIL TO A2 OFFICE.
Granted: 06.12.1999

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

S9 – Shop Fronts and Shutters

Article 35 Statement

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.

Assessment

The building has permission for the credit union use and therefore the works are acceptable in principle subject to visual and amenity considerations, and planning policy compliance.

Visual Considerations

The shopfront is proportionate to the building whilst the works are modest in scale and the ramp is low-key. The property has a domestic appearance, but is in commercial use and it is in an area of mixed character. Although the changes would significantly alter its appearance, it would have a more commercial feel and significant harm would not be caused to local character. In general, the works are acceptable.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy together with Saved Policy S9 of the UDP.

Amenity Considerations

The ramp allows inclusivity of access to the building for visitors, members and employees and therefore improves the amenity of those who visit the building. The shopfront and other works do not impact on the amenity of neighbouring properties or

the locality.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy together with Saved Policy S9 of the UDP.

Highways Considerations

The works do not impact on vehicular traffic or parking. The Highways Engineer has no objections to the application but requests that a condition for an agreed scheme of delineation between the adopted footpath and the unadopted footway to the front of the building is installed giving clear indication between the two in the interests of pedestrian safety.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy

Conclusion

The works are acceptable in appearance, modest in scale and are not detrimental to the visual or general amenity of the area, whilst making the property more accessible for people visiting there. The application complies with planning policies and is therefore recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development hereby permitted shall be maintained only in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) Notwithstanding the approved drawings within two months of the date of this planning permission delineation between the private footway fronting the site and the adopted footpath shall have been implemented in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority. The agreed implemented scheme shall be retained at all times thereafter.

Reason: In the interests of the safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/09/2022	D9 702 001 002	A	PROPOSED FLOOR PLAN
17/08/2022	D9 702 001 013 A	-	PROPOSED EXTERIOR
13/09/2022	-	-	LOCATION PLAN
17/08/2022	D9 702 001 021 A	-	PROPOSED SITE PLAN

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Alan Kilroe

Date: 23/12/22

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

- 2 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires construction, improvement or alteration to the public highway. Under the provisions within the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

