

<u>APPLICATION NO:</u>	24/00291/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	135 Scotchbarn Lane, Prescot, Knowsley, L35 7JA		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION TO CREATE NEW OFFICE UNIT (CLASS E) WITH ADDITIONAL STORE ROOM		

Site Description

The application site is part of a shopping parade with a row of units facing onto Scotchbarn Lane. The application site is the end unit on the western end of the parade. There are other units to the east and dwelling to the north, west and south. The corner of the site is currently fenced off and not accessible.

Proposal

The proposal is for the erection of a single storey side extension to create a new office unit (Class E) with additional store room.

Consultations

Environmental Health – No Objection subject to conditions in relation to construction hours, a construction management plan, contamination, and fixed plant.

Representations

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

Planning History

None relevant at the site, however, an application was approved for a similar single storey extension on the opposite side of the shopping parade at 141 (21/00234/FUL – approved 06/08/2021).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H8 - Extensions and Alterations to Residential Properties

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

Principle of Development

The proposal would establish a Class E unit, however, the location of this unit within a local shopping parade is considered to be an appropriate location for the use and is acceptable in principle.

Character of Area

The extension would be a relatively minor addition to the streetscene as it would be a relatively small extension and single storey only. It would also have a pitched roof to

match the main building. The extension has been reduced in size and now would be the same size as the extension approved on the opposite side of the shopping Parade at 141 (21/00234/FUL). Overall, there would be no harm to the character of the area.

Neighbour Amenity

In relation to 4, there would be no impact on the amenity of 4 as the extension would be single storey only and away from the boundary.

Other properties would not be affected in terms of light, outlook or privacy as they are located further away. In relation to noise impacts, the use of the unit as an office would not cause significant harm to amenity of neighbours.

Overall, it is considered that there would not be significant harm to amenity.

Other Considerations

In relation to planning conditions, as the scale of development is comparable to a house extension, conditions relating to fixed plant, contamination, construction hours, and a construction management plan are unnecessary and disproportionate. No such conditions were attached to the previous application at 141 which is an almost identical approval to this currently proposed but at the opposite end of the parade of shops.

Existing Unit

The unit to which the extension is attached is currently in use as a glazing showroom/office. The applicant has stated this will be converted into a café, which was the previous use of the unit. The café use is indicated on the approved plans but does not require planning permission and this is not included within the description of development.

Conclusion

The proposal would be acceptable in principle and in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Proposed Plans – 002 - (received 05/07/2024).
- b. Site Location Plan – 003 - (received 31/05/2024).

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 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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **17 July 2024**

Informatives

N/A

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