

Report of: CHIEF PLANNING OFFICER Derek McKenzie

Report to: PLANNING COMMITTEE **Date of Meeting:** 5th June 2024

Subject: [DC/2024/00375](#)
[6 Berry Street Bootle L20 8AT](#)

Proposal: Erection of a single storey extension to the front and installation of a gate to the existing palisade fence.

Applicant: Mr Joe Johnson
Berry Street Garage Ltd **Agent:** Brian Sherriff
Colab: Design and Safety

Ward: Linacre Ward **Type:** Full Application

Reason for Committee Determination:

The applicant is a member of Planning Committee.

Summary

The proposal is for a single storey extension to the front of the existing building and a new gate in the existing perimeter fencing.

The application has been assessed against Local Plan Policies ED3, EQ2 and EQ3 and is recommended for approval.

Recommendation: Approve with Conditions

Case Officer Carol Gallagher

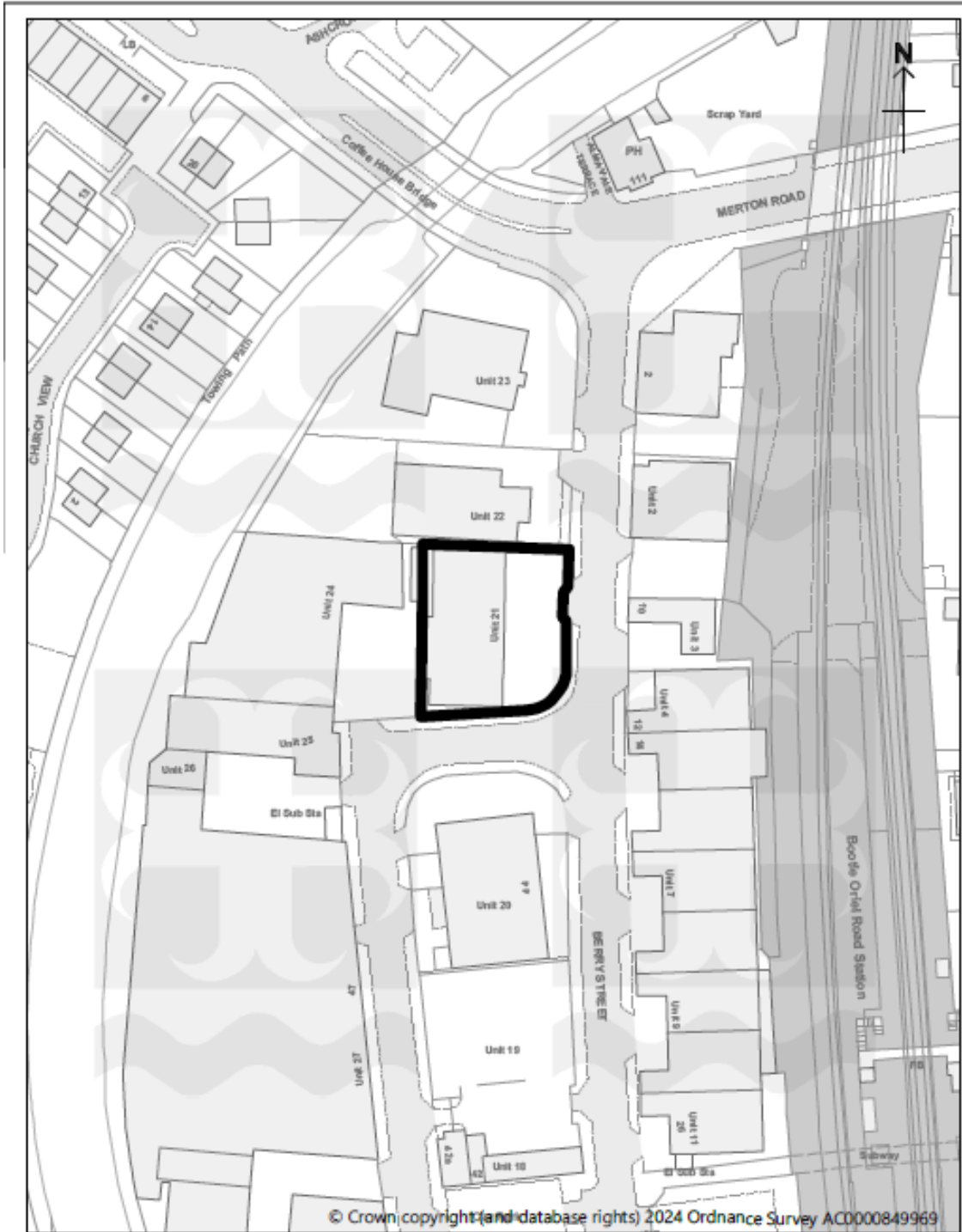
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9IU37NWJM000>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 23/05/2024
Scale: Scale: 1:1250
Created by: Initials

The Site

The application site is a large detached single storey building located on a corner plot. It is currently trading as a repairs garage and MOT centre and is located within an established industrial area.

There is a small timber building to the front of the site forward of the front elevation.

History

None relevant

Consultations

Environmental Health Manager

No objection

Highways Manager

There are no objections to the proposal as there are no adverse highway safety implications.

Canal And River Trust

No comment

Neighbour Representations

Neighbours were notified on 20th March 2024 and a site notice was displayed from 24th April 2024 with no responses received.

Policy Context

The application site lies within an area designated as an Employment Area in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

1 Proposal

- 1.1 The application is for a single storey extension to the front and installation of a pedestrian gate to the existing palisade fence. The extension proposes to enlarge the reception space to upgrade the existing WC to allow for a disabled WC. There is no proposal to otherwise increase the capacity of the building or the number of employees.
- 1.2 The issues to consider are the principle of development, design, highway safety, impact to neighbouring properties and impact to visual amenity.

2 Principle of development

- 2.1 The application site located within an employment area in the adopted Local Plan so the principle of development is acceptable subject to assessment against other material considerations.

3 Design

- 3.1 The proposal will be located where the existing small timber building is to the front of the site which will be removed to accommodate the extension. It will project 5.4m from the front elevation of the main building and will be 5.7m wide and 3m high with a flat roof. The building will be rendered to match the existing building.
- 3.2 The proposed extension is single storey and will be set behind railings that form the perimeter of the plot. The applicant is proposing a new gate within the railings as part of the application which could be conditioned so that the gate is colour coated to match the existing railings.
- 3.3 The design of the extension is single storey and could be conditioned for matching materials which is acceptable. This would ensure the extension fits in and with the character of the industrial area. As such the proposal is considered to comply with policy EQ2 'Design'.

4 Highway safety

- 4.1 Due to the projection of 5.4m from the main elevation of the existing building there will be the loss of a maximum of 1 parking space which already appears to be quite narrow. The proposal does not result in an increase in capacity or employment at the site and the Highway Manager has no objections. The proposal complies with policy EQ3 'Accessibility'.

5 Impact to neighbouring properties

5.1 The application site is located within a large plot and while the proposal is forward of the existing building it is considered there will be no adverse impact to any neighbouring units. The proposal is therefore in line with policy ED3 (3) 'Existing Employment Areas'.

6 Summary

6.1 The proposal is acceptable and is recommended for approval subject to conditions.

Equality Act Consideration

Section 149(1) of the Equality Act 2010 establishes a duty for the Council as a public authority to have due regard to three identified needs in exercising its functions. These needs are to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010.
- Advance equality of opportunity between people who share a relevant protected characteristic (age, disability, race, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief, sex and sexual orientation) and people who do not share it;
- Foster good relations between people who share a relevant protected characteristic and those who do not share it.

The decision to approve this scheme would comply with the requirements of the Equality Act 2010, that no one with a protected characteristic will be unduly disadvantaged by this development.

Recommendation - Approve with Conditions

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans: Site outlined in red as shown on the location plan and Drwg 02 Rev B.

Reason: For the avoidance of doubt.

During Building Works

- 3) The materials to be used in the construction of the external surfaces of the development must be of similar appearance to those used in the existing building.

Reason: To ensure an acceptable visual appearance to the development.

Before the Development is Occupied

- 4) Prior to first occupation of the extension the proposed gate as shown on Drwg No 02 Rev B shall be colour coated to match the existing railings.

Reason: In the interests of visual amenity.