

Regeneration and Economic Development Department

APPLICATION NO: 21/00575/NMA

APPLICANT: Mr Paul Flood

WARD AFFECTED: Prescot North

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 21/00575/NMA (ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION) TO ALLOW FOR CHANGES TO AN INCORRECT DIMENSION ON THE APPROVED PLANS.

LOCATION OF SITE: 23 Marlborough Road, Prescot, Knowsley, L34 6LE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

N/A – applications for a non-material amendment under Section 96A of the 1990 Act are not applications for planning permission. They are not therefore subject to any publicity requirements.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 21/00575/FUL for the erection of a single storey extension to the side and rear of the dwelling. Approval is subsequently sought to increase the width of the rear element from 6.1m to 6.28m. The agent has advised that the original measurements of the site were slightly out and regardless of the additional width, the original distances shown to the neighbouring boundaries would remain as approved.

POLICY CONSIDERATION

The original scheme was assessed against policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The Local Planning Authority must have regards to whether the amendment would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the material effects of the development on the residential amenity of the adjacent dwellings.

ASSESSMENT

The overall design of the extension would remain the same, but the width would increase from 6.1m to 6.28. Given the limited increase it is not considered that the amendments would result in an extension which would appear significantly different to that which was previously approved.

The agent has confirmed the amendments are due to an error in the original measurements on site and although the extension will increase in width slightly the distance between the extension and the shared side boundary will remain as previously approved. The distance of 0.8m would be retained to the boundary with 21 Marlborough Road, while 0.3m will be retained to 25 Marlborough. The proposed increase in width by 0.18m would not appear materially different or have any greater impact on the neighbouring dwellings, compared with the previous scheme.

Overall, the proposed amendments would not constitute a material change from the previously approved permission and would not be detrimental to the character of the surrounding area or amenity of the neighbouring properties.

CONCLUSION

The result of the proposed amendment on the appearance of the property and the residential amenity would not be significantly different to the scheme approved under the original planning permission. The application therefore constitutes a non-material amendment and would comply with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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 carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/09/2021	7230/01	Rev.B	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard
01 October 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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Alan Kilroe
1 October 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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