

<u>APPLICATION NO:</u>	22/00645/NMA	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	82 Dragon Lane, Whiston, Knowsley		
<u>PROPOSAL:</u>	APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00645/FUL FOR THE ERECTION OF SINGLE STOREY REAR EXTENSION (APPROVAL SOUGHT FOR THE REPLACEMENT OF GARAGE DOOR TO FRONT ELEVATION TO DOMESTIC WINDOW AND REMOVAL OF ONE NO. SKYLIGHT').		

Site Description

The application property is located at 82 Dragon Lane, Whiston and is located in an area that is allocated as Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse which is rendered on the front elevation and brick facing on the side and rear of the property. The property also has a front porch and side extension (garage), in addition, the property has white UPVC doors and windows with a tiled roof.

The application property sits in a uniform building line with other semi-detached dwellings.

Proposal

The application seeks permission for amendments to a previously approved Planning Permission (22/00645/FUL) for the erection of a single storey side and rear extension.

The application applies to make amendments which they consider are non-material changes to the previously granted Planning Permission.

The changes proposed are summarised as the replacement of garage door to the front elevation of the proposal with a domestic window as well as the removal of one No. skylight.

The submitted plans have seen minor amendments due to a discrepancy on the plans which contained 4 No. skylights, but the proposal is for the removal of 1 No. to a total 3 No. This has now been amended on the plans.

Consultations

Not required for this application.

Representations

Not required for this application.

Planning History

APP. NO: 22/00464/CLD
PROPOSAL: CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY SIDE & REAR EXTENSION (DEMOLITION OF EXISTING SIDE EXTENSION)
DECISION: REFUSED
DECISION DATE: 4 October 2022

APP. NO: 22/00645/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
DECISION: GRANTED
DECISION DATE: 2 December 2022

Relevant Policy

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

Article 35 Statement

Not applicable.

Assessment

The application is for the consideration of a non-material amendment following the grant of Planning Permission on the 02.12.2022 for 22/00645/FUL. The changes are established in the proposal section of this report.

The proposed non-material amendment would have minor changes from the previously approved scheme. These changes overall would not be considered to have any significant or material impact on the proposal. These changes are minor from what was granted and would not result with the approved scheme having a material change.

The change from a garage door to a window would not be considered material and would not be considered to have a material impact from the previously approved scheme.

The removal of one No. skylight would also not be considered to have a material impact or change from 4 No. previously approved.

These changes would not be considered to contain variations and amendments which would significantly and materially alter the level of acceptability or impact on material considerations (design, residential amenities, highways etc.)

Conclusion

In conclusion, it is considered that the proposal would be considered as non-material amendment(s) given the contrast between the previously approved scheme (22/00645/FUL). Subsequently, it would be the recommendation to approve the application for these amendments under an application for non-material amendment(s).

Recommendation

That the non-material amendment is 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.

That the application for a non-material amendment be granted as it would be considered that the submitted application would not be a material change from the most recent Planning Permission granted (22/00645/FUL).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/06/2024	JRC033-01-05-002	REV 4	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **10 June 2024**

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

Standing Advice valid from 1st January 2023 until 31st December 2024.

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

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