

APPLICATION NO: 23/00075/NMA **CASE OFFICER:** Jo Sheridan

WARD: Halewood South

LOCATION: Land At Former Ambulance / Fire Station, Huyton Lane
Huyton, Knowsley, L36 7XG

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/00075/FUL (ERECTION OF 53NO. RETIREMENT LIVING APARTMENTS (USE CLASS C3) TOGETHER WITH LANDSCAPING, CAR PARKING AND ALL OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT TO ENLARGE THE BUGGY STORE TO INCORPORATE A PLANT ROOM WITH LOUVRED DOOR AND THE ACCESS DOOR TO THE BUGGY STORE TO BE REPOSITIONED, CORRIDOR RATIONALISATION - REMOVAL OF CORRIDOR BY APARTMENT 9, GROUND FLOOR SHOPPERS ENTRANCE TO THE SOUTH EAST ELEVATION REMOVED AND REPLACED WITH AN AUTOMATIC OPENING VENT AND AMENDMENTS TO WINDOWS AND ADDITIONAL WINDOWS TO THE SOUTH EAST ELEVATION, REMOVAL OF TREES 10 AND 11 AND EXTENDED FOOTPATH LINKING THE MAIN ENTRANCE WITH THE VEHICULAR ACCESS/EGRESS ONTO HUYTON LANE

Site Description

The site subject of this non material application relates to former fire station and current ambulance site at Huyton Lane, Huyton. Development has not yet commenced.

Proposal

The NMA seeks to make the following amendments:

- Enlarge the buggy store to incorporate a plant room with a louvred door and the access door to the buggy store to be repositioned;
- Corridor rationalisation – removal of corridor by apartment 9;
- Ground floor shoppers entrance to the south east elevation has been removed and replaced with an automatic opening vent;
- Removal of trees 10 and 11;
- Extended footpath linking the main entrance with the vehicular access/egress onto Huyton Lane.

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

23/00075/FUL: Erection of 53no. retirement living apartments (Use Class C3) together with landscaping, car parking and all other associated works.

Planning permission granted 23rd July 2023.

Assessment

Enlarge the buggy store to incorporate a plant room with a louvred door and the access door to the buggy store to be repositioned:

The overall length of the building is being increased from 36.3m to 37.8m to incorporate a larger buggy store an overall increase in width of 1.5m). The buggy site is a single storey element to the building. The front elevation of the building fronting Huyton Lane would be amended to replace a single door with a louvred door. Overall, the amendments are no material and would be acceptable. The proposal would therefore comply with Local Plan Core Strategy policy CS19 which states that new development within Knowsley will be expected to respond to and integrate positive characteristics of its immediate surroundings.

Corridor rationalisation – removal of corridor by apartment 9 and ground floor shoppers entrance to the south east elevation has been removed and replaced with an automatic opening vent and amendments to windows and additional windows to the south east elevation:

The corridor adjacent to apartment 9 is proposed to be removed, with the doorway being removed and replaced with an automatic opening vent. This is to the south east elevation of the building.



Previously approved south east elevation



Proposed south east elevation

The proposed amendments can be seen clearly in the two images above. It is considered that the proposed amendments are an improvement to the previously approved scheme as it is removing a blank frontage along Lathom Road. The proposal would therefore comply with Local Plan Core Strategy policy CS19 which states that new development within Knowsley will be expected to respond to and

integrate positive characteristics of its immediate surroundings.

Removal of trees 10 and 11:

The non material amendment proposes the removal of trees T10 and T11. This was first requested by the landscape officer during the consideration of the planning application. The two trees are proposed to be replaced with two 'Tilia Cordata'

Whilst not strictly in accordance with Knowsley's planning guidance for tree replacement (which seeks 2:1 replacement), it is considered acceptable in this instance and would add to the overall landscaping scheme.

The proposal would comply with Local Plan Core Strategy policy CS21 which states that the Council will encourage proposals for new development to incorporate appropriate planting of trees.

Extended footpath linking the main entrance with the vehicular access/egress onto Huyton Lane:

The non material amendment proposes extending the footpath linking the main entrance of the building to the vehicular access on Huyton Lane.

This is an improvement to the scheme as there is now a safe pedestrian route adjacent to the vehicular access, where previously there was none.

The proposal would comply with Local Plan Core Strategy policy CS19 which states that new development in Knowsley will be expected to provide safe, secure and convenient routes for walking and cycling.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered non material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' and CS 21 'Greenspaces and Trees' for the reasons outlined in this report. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non material amendment application be granted subject to:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

Plan Name	Plan Reference No.	Date received
Proposed Site Plan	1002 Rev P4	16/04/2024
Proposed Ground Floor Plan	1004 Rev P2	21/03/2024
Proposed Upper Floors Plan	1005 Rev P2	21/03/2024
Proposed Roof Plan	1006 Rev P2	21/03/2024
Proposed Elevations (sheet 1)	2000 Rev P2	21/03/2024
Proposed Elevations (sheet 2)	2001 Rev P2	21/03/2024
Landscape Masterplan	R/2671/1N	08/04/2024
Landscape Details Shrub Beds S1 – S15	R/2671/3E	21/03/2024
Landscape Details Shrub Beds S16 – S27	R/2671/4E	21/03/2024

Signed Case Officer¹:

Jo Sheridan

Signed Authorising Officer²:

K Foster

Date:

3 May 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

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