

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	20/00695/NMA	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Land Adjacent To 86 Meverley Road And Land To The Rear Of 2 - 18 Hanmer Road, Westvale, Kirkby, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00695/FUL (RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 15 NO. DWELLINGS COMPRISING 4 NO. SEMI-DETACHED DWELLINGS, 3 NO. TERRACED DWELLINGS AND 2 NO. TWO STOREY APARTMENT BLOCKS INCLUDING 8 NO. APARTMENTS TOGETHER WITH ASSOCIATED PARKING, ACCESS, LANDSCAPING AND BOUNDARY TREATMENTS) AMENDMENT SOUGHT FOR ALTERATIONS TO THE BOUNDARY TREATMENTS		

Site Description

The application site is a housing development of 15 dwellings in which has been largely completed. There are properties to the north east of the site along Hanmer Road and to the north on Meverley Road. There is also a large grassed area to the south.

Proposal

The proposal is for a non - material amendment to the approved planning permission To change the approved plans. The changes include alterations to the boundary treatments.

Consultations

N/A

Representations

N/A

Planning History

The related main application for 15 dwellings was approved (20/00695/FUL – approved 10/10/2024).

Assessment

Changes

The following are the main changes from the original approved plans:

- The removal of the wall in between the parking spaces and Block D.
- A new low side wall near the boundary with 51.
- A slight increase in parking space on the corner of Merlverley Road (near Block D).

The alterations to the elevations would not materially impact neighbours, the street scene or highway safety. Overall, the visual effects of the change are small when viewed from the street scene and therefore the change is considered non material.

Conclusion

The proposal would be acceptable in relation to appearance and amenity and would be a non material change. The application complies with local planning policies and is recommended for approval.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

3 October 2024

Informatives

1) The following plans are approved;

- a. Proposed Street Elevations – Rev E - (received 12/09/2024).
- b. Boundary Treatments – Rev B - (received 09/09/2024).
- c. Proposed Site Plan – Rev B - (received 09/09/2024).
- d. Location Plan – Rev B - (received 12/09/2024).

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