

<u>APPLICATION NO:</u>	23/02684/NMA	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	17 Higher Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	AMENDMENT TO REPOSITION SINGLE STOREY REAR EXTENSION AND FULL RENDER OF DWELLING AND PROPOSED DEVELOPMENT		

Site Description

The application property is located at 17 Higher Road, Halewood and the site is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is a combination of brick and render facing on its front, side and rear elevations. The front elevation features a mock Tudor timber cladding as well as a small projecting dormer window. The property features white UPVC openings and grey, flat, interlocking roof tiles.

Proposal

The application seeks permission for amendments to a previously approved Planning Permission (23/02684/FUL) for the erection of a two-storey side extension together with the erection of a single storey 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 repositioning of the single storey rear extension together with the full rendering of the dwelling and proposed development.

There would also be a slight amendment to the design as the ridgeline of the proposed side extension, visible from the side and rear elevation, would not appear subordinate to the ridgeline of the original dwelling. Additionally, the form and mass of the proposed extensions on the ground floor would form an extension in the form of a 'wrap-around'. Previously there was a gap left between the two protrusions and were not connected.

The proposed development of the non-material amendment would propose that

Consultations

Not required for this application.

Representations

Not required for this application.

Planning History

APP REF: 23/02684/FUL

PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER

WITH THE ERECTION OF A SINGLE STOREY EXTENSION.

DECISION: GRANTED

DATE: 10.11.2023

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 10.11.2023 for 23/02684/FUL. The changes are established in the proposal section of this report. The significant change would be the amendment in the footprint of the proposed development and the change from the form and mass of the previously approved proposal to the proposal outlined in this application.

This would involve the proposed development on the ground floor having a 'wrap-around' protrusion to the side and rear elevations of the original dwelling. The previous application did not feature this, and it left an open space between the side elevation of the rear extension and the rear elevation of the side extension and did not connect the two. Furthermore, the proposed rear projection from the original rear elevation of the dwelling would project an additional 1m in contrast to that of the proposal approved under 23/02684/FUL as it would project by 3.65m. This is not to state that this projection would not be acceptable, however, it is considered that this represents a material change from the previous application granted.

Given the above contrasts and other differences outlined in the proposal section of the report, it would not be considered that this proposal would represent a non-material change from the previously approved Planning Permission of 23/02684/FUL. Therefore, it would be advisable that the applicant submits a fresh application to reflect the extent of the amendment(s) between the two proposals.

Conclusion

In conclusion, it is considered that the proposal would not be deemed non-material amendment(s) given the contrast between the two proposals. Subsequently, it would not be possible to recommend the approval for these variations under an application for non-material amendment(s) and as a result, it has been advised to the applicant that a fresh application be submitted for Planning Permission.

Recommendation

That the application for a non-material amendment be refused as it would be considered that the submitted application would be a material change from the most recent Planning Permission granted (23/02684/FUL).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/01/2024	23-700-006A	-	PROPOSED ELEVATIONS
19/01/2024	23-700-005E	-	PROPOSED FLOOR PLANS
19/01/2024	23-700-3D06	-	PROPOSED 3D IMAGES
19/01/2024	23-700-002A	-	EXISTING & PROPOSED SITE PLANS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

21 February 2024

Informatives

Not applicable.

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