

<u>APPLICATION NO:</u>	26/00277/NMA	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Northwood	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	The Convenience Store, 113 Broad Lane, Southdene, Kirkby, Knowsley, L32 6QD		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT TO 26/00277/FUL (INSTALLATION OF ATM INSTALLED TO SHOP FRONT) AMENDMENT SOUGHT TO REDUCE THE SIZE OF THE ATM THROUGH THE INSTALLATION OF AN ALTERNATIVE ATM TYPE.		

Site Description

The application site comprises The Convenience Store shopfront, situated within the Broad Lane shopping complex.

Whilst the application site is situated within a Primarily Residential Area, as allocated by the Knowsley Local Plan: Core Strategy, the shopping complex is outlined as being part of the Bewley Drive / Broad Lane major local centre, as outlined within Appendix B: Detailed Definitions of the Knowsley Local Plan: Core Strategy.

The immediate surrounding area is characterised by further retail units, and a mixture of two-storey semi-detached and detached dwellings. To the further east and south of the site are plots of open green space.

Proposal

Planning permission was granted for the installation of an ATM to the shop front of the Convenience Store, under planning reference 26/00277/FUL.

This application is for a non-material amendments to the above permission to reduce the size of the ATM through the installation of an alternative ATM type.

Consultations

None required

Representations

None required

Planning History

26/00277/FUL	INSTALLATION OF ATM INSTALLED TO SHOP FRONT GRANTED (20 AUGUST 2026)
26/00278/ADV	DISPLAY OF ILLUMINATED ATM SIGNAGE

GRANTED (27 AUGUST 2026)

17/00465/FUL

INSTALATION OF ATM TO SHOP FRONT

GRANTED (13 SEPTEMBER 2017)

Relevant Policy

Paragraphs 11 and 12 of the December 2024 National Planning Policy Framework (NPPF) have been superseded by the August 2026 NPPF. The presumption in favour of sustainable development is now set out in Policies S3 to S5 of the NPPF (2026).

Paragraph S3 of the NPPF (2026): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, Policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, Policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

Paragraph S4 of the NPPF (2026): Principle of Development within settlements states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and

geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

- b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles
Policy CS6 Town Centres and Retail Strategy
Policy CS19 Design Quality and Accessibility in New Development

Assessment

In March 2014, the Government published its National Planning Practice Guidance (NPPG). This complements the National Planning Policy Framework (NPPF) and provides advice on how to deliver its policies. The guidance includes advice on the determination of applications on flexible options for planning permissions and viability in determining applications.

This guidance explains that there is not a statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The Local Planning Authority (LPA) must therefore be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990

The four key tests for the acceptability of an application for a non-material amendment are:

- The amendment would not be contrary to any development plan policy.
- The proposal is significant in terms of its scale.
- The proposed change would not result in a detrimental impact on the visual or residential amenity.
- The interests of a third party would not be disadvantaged in any way.

Policy CS19 of the Knowsley Local Plan: Core Strategy outlines that 'to enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to':

- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of

the existing built environment.

Amendments

The application relates to planning application 26/00277/FUL to reduce the size of the previously approved ATM, through the installation of an alternative ATM type.

The amended ATM would see the width of the ATM remain the same as previously approved (0.7m), as well as the height of the machine above the ground (0.95m). The height of the new ATM would be reduced to 0.6m; compared to the previously approved height of 0.8m (a reduction of 0.2m).

The application form outlines that the ATM would remain in the same approved location to the left-hand side of the main entrance to the store, and no changes are proposed to the use, operation, access arrangements or overall design. The application form also outlines that the amendment is required due to the previously approved 6625 ADV ATM being unavailable due to unforeseen stock availability constraints.

The design and materials of the replacement ATM would be of a typical ATM design and would conform with the appearance of shopfronts within shopping parades locally and regionally. The amended ATM would be in-keeping with the existing street scene and would not have any further impacts on the residential and visual amenity, due to the smaller scale of the ATM. Additionally, the smaller ATM would not materially increase the level of activity or noise beyond the existing operation of the retail unit.

Therefore, it is considered that the proposed amendment would be acceptable, as the smaller ATM would not negatively impact the residential or visual amenity and would comply with Policy CS19 of the Knowsley Local Plan: Core Strategy.

Conclusion

The proposed amendments are considered to be non-material and are considered to be acceptable in terms of amenity, design and appearance.

Recommendation

- 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
24.09.2026	E031235	REV 01	EXISTING AND PROPOSED ELEVATIONS AND SECTIONS
24.09.2026	-	-	DESIGN AND ACCESS STATEMENT

Signed Case Officer¹: Louise Robinson

**Signed Authorising
Officer²:** Jo Sheridan

Date: 09/10/2026

Informatives

None 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