

**APPLICATION NO:** 15/00766/NMA **CASE OFFICER:** Mark Quinn

**WARD:** Northwood **PARISH:**

**LOCATION:** Amenity Open Space , Thursby Walk, Southdene

**PROPOSAL:** NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 15/00766/OUT (OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 9 NO RETIREMENT BUNGALOWS AND ASSOCIATED DEVELOPMENT - APPROVAL SOUGHT FOR ACCESS, APPEARANCE, LAYOUT, AND SCALE - OTHER MATTERS RESERVED FOR FUTURE APPROVAL) TO ALLOW FOR CHANGES TO THE APPROVED PLANS FOR THE RESITING OF PLOT 9 & REVISIONS TO THE FLOOR PLANS AND ELEVATIONS ON ALL PLOTS.

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### **Site Description**

This site relates to a site to the rear of a shopping parade and was formerly an area of green space. Outline planning permission for the erection of 9 Bungalows was granted in 2016 (15/00766/OUT) and the reserved matters for landscaping was granted in July 2019 (19/00059/REM).

The development is now nearing completion.

### **Proposal**

This application is to regularise the situation in respect of the siting of Plot 9 and for changes made to the elevations and floor layouts.

The approved layout drawing, has Plot 9 offset at an angle from plots 7 and 8 however it has been constructed set back by 3.1m from plots 7 and 8 but on the same angle.

This would result in smaller private rear garden area but a larger front/side garden.

The amendments to the elevations from the approved to the "as built" drawings comprise the removal of the front bay windows and replaced with a flat window, the rear bi fold doors replaced with a single door, velux window removed from the rear elevation, removal of windows from gable elevations, reposition of the front dormer windows and revisions to the internal layout re-positioning the lounge to the front and the bedroom to the rear of the dwelling.

### **Consultations**

Cadent Gas Limited - No objections in principle.

### **Representations**

Not Required.

## **Planning History**

**APP. NO:** 15/00766/OUT  
**PROPOSAL:** OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 9 NO RETIREMENT BUNGALOWS AND ASSOCIATED DEVELOPMENT - APPROVAL SOUGHT FOR ACCESS, APPEARANCE, LAYOUT, AND SCALE - OTHER MATTERS RESERVED FOR FUTURE APPROVAL  
**DECISION:** PER  
**DECISION DATE:** 12 February 2016

**APP. NO:** 19/00059/REM  
**PROPOSAL:** APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 15/00766/OUT - ERECTION OF 9 NO RETIREMENT BUNGALOWS AND ASSOCIATED DEVELOPMENT - APPROVAL SOUGHT FOR LANDSCAPING  
**DECISION:** PER  
**DECISION DATE:** 18 July 2019

## **Relevant Policy**

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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.

### **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)**

DQ2 - Security in the Built Environment

Amended New Residential Development SPD (2018)

## National Planning Policy Framework

### **Assessment**

Policy CS2 states that new development in Knowsley will be expected to support Principle 4: recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by: c) promoting good design and ensuring that development respects its setting taking into account relevant design requirements and best practice.

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

This is a retrospective application as Plot 9 has already been constructed.

The re sited plot 9 ( from the approved layout) would bring it closer to the shops/flats to the rear of the site. The 1<sup>st</sup> and 2<sup>nd</sup> floor of the building to the rear is in residential use.

The separation distance would be reduced from 19.8m to 17.9m . However there is only one main habitable room window to the rear of the bungalow and any overlooking would be to the 1<sup>st</sup> or 2<sup>nd</sup> floor main habitable rooms in the shops/flats to the rear.

It is considered the re-siting of the bungalow would not lead to any significant loss of amenity to existing residents.

Overall the amount of amenity area would stay the same. The area lost to the rear of Plot 9 would be gained to the front/side of the plot. On balance there is still a sufficient amenity area for any future occupants and the amended re-siting is considered acceptable in design terms.

The revisions to the floorplans/ elevations do remove some features which help to add some interest to the dwellings such as the bay window and the windows to the gable elevations however given the fairly secluded position of the site on balance the changes would not warrant a refusal in design terms and no adverse impacts on residential amenity would occur.

The amendments would therefore be broadly in accordance with Local Plan policy CS19.

### **Conclusion**

The amendment would be considered as a non material amendment to the approved scheme. The proposed re-siting of plot 9 would be acceptable in terms of residential/ visual amenity and would not impact on car parking or highway safety. The amended proposal would be in compliance with Local Plan policies CS2 and CS19 and the New Residential development SPD.

### **Recommendation**

That the Non Material Amendment be granted .

## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title                   |
|---------------|---------|---------|------------------------------------------|
| 22/02/2023    | LP      | -       | LOCATION PLAN                            |
| 06/04/2023    | 500     | REV B   | APPROVED AND AS BUILT LAYOUTS & GF PLANS |
| 06/04/2023    | 501     | -       | APPROVED AND AS BUILT FF PLANS           |
| 06/04/2023    | 503     | -       | AS BUILT ELEVATIONS                      |

**Signed Case Officer<sup>1</sup>:**

**Mark Quinn**

**Signed Authorising  
Officer<sup>2</sup>:**

**K Foster**

**Date:**

**13 April 2023**

## **Informatives**

1. See consultation response from Cadent Gas.

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<sup>1</sup> 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

<sup>2</sup> 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

## **Appendix 1 – Site Photographs**



Google

