

APPLICATION NO: 23/02656/NMA **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Halewood
Town Council

LOCATION: The Coachouse, Gerrards Lane, Halewood, Knowsley, L26 5QA

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/02656/FUL (CONSTRUCTION OF NEW TWO STOREY OUTBUILDING (WITH GLAZED LINK TO DWELLING), TO FORM CRAFT STUDIO AND EN SUITE BEDROOM), AMENDMENT SOUGHT FOR CHANGES TO OUTBUILDING ELEVATIONS TO ADD OBSCURE GLAZED STRIP WINDOW

Site Description

The application site is a large detached house set within a cluster of Ribbon development at Gerrards Lane. The character of the area is semi – rural. There is a large wooded area to the north, a neighbouring dwelling to the south west a housing site in construction to the north east and a dwelling on the opposite site of Gerrards Lane to the south east. The site joins Gerrards Lane which is a busy road

Proposal

The proposal is for a non material amendment following the grant of planning permission 23/02656/FUL). Construction of new two storey outbuilding with glazed link to dwelling), to form craft studio for changes to outbuilding elevations to add obscure glazed strip window.

The main changes are the following:

- New obscure glazed rear window.
- Change from flat to slight pitched roof.
- Reduction in width of Brise Soleil from full width of house to just the width of the balcony.

Consultations

N/A

Representations

n/a

Planning History

The following related planning application was approved:

23/02656/FUL (CONSTRUCTION OF NEW TWO STOREY OUTBUILDING (WITH GLAZED LINK TO DWELLING), TO FORM CRAFT STUDIO AND EN SUITE BEDROOM),- granted – 1/12/2023.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within the Green Belt. However, the changes would not result in any increase in floorspace and would be minor external changes that would not affect the volume of the building or impact on openness.

The changes would therefore not result in harm to the Green Belt and comply with Core Strategy Policy CS5 and UDP Policy G7.

DESIGN

Policy CS19 in the Core Strategy requires new development within Knowsley will be expected to Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal would involve the following new elements.

- New obscure glazed rear window.
- Change from flat to slight pitched roof.
- Reduction in width of Brise Soleil from full width of house to just the width of the balcony.

The obscure glazed rear window would marginally improve the design by breaking up the bare elevation from the rear. The change from flat to pitched roof would also be minor and would not materially affect the design. The reduction in the width of the Brise soleil would slightly improve the appearance of the front elevation.

Overall, the elevations changes would result in a slight visual improvement compared to the previous application, however, none of the changes would be material.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The proposals would be minor and cosmetic in nature and would not impact on the amenity of neighbouring properties through loss of light or outlook. The new window would be obscure glazed and would not impact on the privacy of neighbours.

In relation to future occupiers, the addition of a window would allow greater light and outlook for the relevant habitable room resulting in a slight increase in amenity.

Overall, there would be no harm to amenity from the proposal and the change would not be material.

Conclusion

The proposal would be acceptable in relation to appearance and would be a non material change. The application is recommended for approval.

Signed Case Officer¹: Andrew Hunt

Signed Authorising Officer²: Jo Sheridan

Date: 7/01/2026

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

Informatives

1) The following plans are approved;

- a. Proposed Outbuilding Elevations - 022-001-GLL-CH NMA 007 (received 19/12/2025).
- b. Proposed Front and Rear Elevations - 022-001-GLL-CH NMA 006 (received 19/12/2025).
- c. Proposed First Floor Plan - 022-001-GLL-CH NMA 011 - (received 19/12/2025).
- d. Proposed Block Plan - 022-001-GLL-CH NMA 002 - (received 19/12/2025).
- e. Location Plan - 022-001-GLL-CH NMA 002 - (received 19/12/2025).