

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 20/00712/NMA

**APPLICANT:** Mr Callum Sale

**WARD AFFECTED:** Roby

**DEVELOPMENT:** APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 20/00712/FUL (ERECTION OF TWO STOREY SIDE / REAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSION (DEMOLITION OF EXISTING GARAGE)) TO ALLOW FOR CHANGES TO APPROVED PLANS IN RELATION TO CONSTRUCTION OF ROOF TO REAR SINGLE STOREY EXTENSION FROM PART MONOPITCH/HIPPED ROOF TO FULL MONOPITCH ACROSS FULL EXTENT

**LOCATION OF SITE:** 113 Bowring Park Avenue, Roby, Knowsley, L16 2LE,

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Residential Development - Primary Residential Development

### **RELEVANT POLICIES**

#### **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

### **TECHNICAL CONSULTATIONS:**

None Required

### **NEIGHBOUR NOTIFICATION:**

N/A – applications for a non-material amendment under Section 96A of the 1990 Act are not applications for planning permission. They are not therefore subject to any publicity requirements.

### **ARTICLE 35**

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:**

#### **PROPOSAL**

The application is for a non-material amendment following the grant of planning permission 20/00712/FUL for the erection of a two-storey side and rear extension, together with a single storey front and rear

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extension. The approved single storey section across the rear of the property consisted partly of a mono-pitched roof slope, which joined into a gable end feature over the rear portion towards the northern side boundary. Approval is subsequently sought to alter the roof formation to remove the gable end element and create a mono-pitched roof across the entire width of the single storey rear projection.

## **POLICY CONSIDERATION**

The original scheme was assessed against policies CS2 and CS19 of the Local Plan Core Strategy (2016 and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

The local Planning Authority must have regards to whether the amendment would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the material effects of the development on the character of the street scene and residential amenity.

## **ASSESSMENT**

As the proposed amendment would involve the roof on the rear section, the alterations would not be visible from the highway and therefore would have no impact on the street scene. The amendments would affectively simplify the roof formation, continuing the mono-pitched slope, approved on part of the rear element, across the entire width of the extension. It is not considered that the amendments would result in an extension significantly different to that which was previously approved, and it would not appear out of keeping with the design of the property.

The amended roof formation would be location on the section, towards the boundary with 111 Bowring Park Avenue. The alterations to the design would reduce the maximum height of this section of roof from 4.1m to approximately 3.6m. As result the overall bulk of the roof would be reduced and therefore have a lesser impact on the adjacent property, compared to the previously approved scheme.

Overall, the proposed amendments would not constitute a material change from the previously approved permission and would not be detrimental to the character of the surrounding area or amenity of the neighbouring properties.

## **CONCLUSION**

The result of the proposed amendment on the character of the street and the residential amenity would not be significantly different to the scheme approved under the original planning permission. The application therefore constitutes a non-material amendment and would comply with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

## **RECOMMENDATION:**

That Planning Permission be granted subject to the following condition(s):-

- 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**

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| Date Received | Ref. No   | Version | Drawing/Document Title    |
|---------------|-----------|---------|---------------------------|
|               |           |         |                           |
| 24/05/2021    | 005 Rev.A | -       | PROPOSED REAR ELEVATION   |
| 24/05/2021    | 006 Rev.A | -       | PROPOSED SIDE ELEVATION   |
| 24/05/2021    | 005 Rev.A | -       | PROPOSED FIRST FLOOR PLAN |

### Informatives

Louise Everard

17 June 2021

Alan Kilroe

17 June 2021

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