

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00535/NMA

APPLICANT: Mr Turgut Olgun

WARD AFFECTED: Roby

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00535/FUL (REPLACEMENT SHOP FRONT INCLUDING AWNING, KITCHEN EXTRACT FLUE AND PAVEMENT CAFÉ) - AMENDMENT SOUGHT TO ALLOW REVISED FENESTRATION TO SHOPFRONT GLAZING WITH BI FOLD GLAZING TO REPLACE SLIDING GLAZING

LOCATION OF SITE: 58-62 Bright House, Derby Road, Huyton, L36 9UL

KNOWSLEY LOCAL PLAN ALLOCATION –

Huyton Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS6 - Town Centres and Retail Strategy

CS19 - Design Quality and Accessibility in New Development

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

S2 - Diversification of Uses within existing Centres

S9 - Shop Fronts and Security Shutters

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.

PLANNING HISTORY

The previous application 21/00535/FUL (to which this NMA relates) was approved on 14th January 2022.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

N/A

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is a non-material amendment to vary the existing planning permission (21/00535/NMA). There would be changes in relation to revised fenestration to glazing with bi fold glazing to replace sliding glazing.

STREET SCENE

In relation to the changes to the proposed windows. The bi fold glazing would match that of surrounding properties and would not harm the street scene. Overall, the development complies with Core Strategy Policy CS19.

CONCLUSION

The proposal is acceptable and would not cause harm in relation to the street scene. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

The non-material amendment application be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/01/2022	3.201	Rev E	Proposed Elevation
17/01/2022	3.002	Rev E	Scope of Works
17/01/2022	0.002	-	Location Plan

Andrew Hunt

24 January 2022

Alan Kilroe

25 January 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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