

<u>APPLICATION NO:</u>	22/00333/NMA	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Moss Side Farm Cottage, Hewitts Lane, Kirkby, Knowsley, L34 8HH		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00333/FUL (DEMOLITION OF TWO STOREY SIDE EXTENSION AND THE ERECTION OF A PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF A DETACHED CARPORT) – TO ALLOW FOR THE CENTRAL PART OF THE EXTENSION AND THE BASE OF THE CARPORT TO BE RENDERED INSTEAD OF BRICK		

Site Description

The application site is located to the east of Kirkby situated between Kirkby Industrial Estate and agricultural land. The site is located off Hewitts Lane and forms a triangular parcel of land with an area measuring around .1ha.

The eastern boundary is partially contained by hedgerow together with Hewitts Lane, the northern boundary is provided by Knowsley Brook and hedgerow. The southern boundary has partial hedgerow and mesh fencing.

The site currently comprises of a cottage deemed to have some heritage significance. The application property previously benefited from a two-storey side extension comprising of block and render. This extension has now been demolished.

The cottage is currently vacant and works are ongoing. It is stone facing and served by a pitched slate roof.

Proposal

The application seeks to make amendments to the approved plans associated with planning application 22/00333/FUL. The materials associated with this application comprised of stone together with brick facing link extension.

The amendment seek to replace the brick facing link located in the centre of the proposed extension and brick associated with the car port to render.

Consultations

No consultations required.

Representations

No representations required. The application is for a non-material amendment to application 22/00333/FUL and does not seek to introduce any new built form to the previously approved proposals.

Planning History

- 01/00385/FUL – Erection of single storey extension to form bathroom and utility room for the benefit of a disabled person. Granted 3rd August 2001.
- -74/08542/HIST -Erection of utility room bathroom and 1st floor bedroom extension. Granted 14th December 1984.
- 96/00106/APP – Retention of first floor bedroom extension to side of dwelling. Granted 8th May 1996.
- 22/00333/FUL – Demolition of two storey side extension and the erection of a part two storey part single storey side and rear extension together with the erection of a detached car port. Granted 12th December 2022.

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.

Assessment

Context

Given the ongoing construction cost and effects of inflation with regards to materials together with sourcing a suitable brick to match the existing weathered stone of the application property, the applicant is seeking to render the central aspect of the two storey side extension together with rendering the car port.

Design

The render would cover a relatively small proportion of the overall build taking account the existing stonework and that proposed on the remaining two storey side/single storey rear aspect of the development.

The applicant provided a selection of render colours for the Local Planning Authority's consideration. The applicant's preferred choice is K-rend in cream silicone scraped render.

A number of agricultural land holdings are located within the wider vicinity of the application site which benefit from render finish in a variety of colours. The use of a cream render is acceptable as it would be more sympathetic to a white render and would appear more harmonious with the use of traditional stone that would sit well within the agricultural setting of the property.

The proposed amendment is considered acceptable in terms of design regarding both the two-storey extension and car port.

Residential Amenity

There is no additional built form associated with the development. As such, the proposals would not adversely affect residential amenity of neighbours.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That the non-material amendment be granted subject to the following conditions:

- 1) The development shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and any plans and conditions attached to planning permission issued under reference 22/00333/FUL except where superseded by this decision notice.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/05/2023	3.01		LOCATION PLAN
03/04/2023	4.05	REV B	SITE PLAN
03/04/2023	4.03	REV C	SECTIONS AND ELEVATIONS
03/04/2023	4.02	REV C	PROPOSED PLANS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **15 May 2023**

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.

Appendix 1 – Site Photographs

