

<u>APPLICATION NO:</u>	25/00383/NMA	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	22 Chartwell Grove, Halewood, Knowsley, L26 6LP		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT TO 25/00383/FUL (ERECTION OF A SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)) AMENDMENT SOUGHT TO CHANGE THE ROOF DESIGN FROM A 'WRAP-AROUND' HIPPED ROOF TO A MONO-PITCHED ROOF (TO THE SIDE OF THE ELECTRICITY SUB-STATION) AND INSTALL AN ADDITIONAL 1NO. ROOFLIGHT.		

Site Description

The application site comprises a two-storey 3-bed detached dwelling located on the cul-de-sac of Chartwell Grove, Halewood. The dwelling is characterised by brickwork to all elevations; with render to the front elevation at first-floor level, a hipped tiled roof which gables towards the front of the dwelling and white UPVC windows.

The property benefits from a conservatory to the rear, which will be replaced by a single storey rear extension (approved under planning reference 25/00383/FUL). To the side of the dwelling is a single storey garage, W.C. and utility room which is thought to be original to the dwelling. The property is soon to benefit from a first-floor side extension above the existing garage (approved under planning reference 25/00498/FUL).

There is also off-street parking available for 2no. vehicles to the front of the dwellinghouse (1no. comfortably on the driveway and 1no. slightly overhanging onto the vehicle crossover), however the driveway is to be extended (as approved under planning reference 25/00498/FUL).

Proposal

Planning permission was granted for the erection of a single storey rear extension, following the demolition of the existing conservatory under planning reference 25/00383/FUL.

This application is for a non-material amendment to the above permission to change the roof design from a 'wrap-around' hipped roof to a mono-pitched roof (to the side of the electricity sub-station) and install an additional 1no. rooflight.

Consultations

None required

Representations

None required

Planning History

25/00498/FUL	ERECTION OF A FIRST FLOOR SIDE EXTENSION TOGETHER WITH THE EXTENSION OF EXISTING DRIVEWAY TO PROVIDE ADDITIONAL PARKING PROVISION Granted (28 October 2025)
25/00383/FUL	ERECTION OF A SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY) Granted (01 August 2025)
96/00651/APP	ERECTION OF 42 NO DETACHED DWELLINGS Granted (23 January 1997)
96/00641/APP	APPLICATION FOR RESERVED MATTERS IN RESPECT OF LANDSCAPING Granted (20 January 1997)
96/00530/APP	ERECTION OF 94 NO. DETACHED HOUSES AND ALTERATION TO CARTBRIDGE Granted (10 December 1996)

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS19 Design Quality and Accessibility in New Development

Assessment

In March 2014, the Government published its National Planning Practice Guidance (NPPG). This complements the National Planning Policy Framework (NPPF) and provides advice on how to deliver its policies. The guidance includes advice on the determination of applications on flexible options for planning permissions and viability in determining applications.

This guidance explains that there is not a statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The Local Planning Authority (LPA) must therefore be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990

The four key tests for the acceptability of an application for a non-material amendment are:

- The amendment would not be contrary to any development plan policy.
- The proposal is significant in terms of its scale.
- The proposed change would not result in a detrimental impact on the visual or residential amenity.
- The interests of a third party would not be disadvantaged in any way.

Policy CS19 of the Knowsley Local Plan: Core Strategy outlines that 'to enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to':

- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

Amendments

The application relates to the planning application 25/00383/FUL, to change the roof design from a 'wrap-around' hipped roof to a mono-pitched roof (to the side of the electricity sub-station) and install an additional 1no. rooflight.

This amendment has been requested as the application form outlines that the amendment would allow the proposed rear extension "to work better with the first-floor extension approved separately".

All other aspects of the previously approved planning application would remain the same.

The new mono-pitched roof alteration would amend the roof design to the side of the electricity sub-station, would not change the scale of the previously amended approved single storey rear extension in any way, and the internal layout would remain the same.

The alteration would have no impact on the amenity of the neighbouring dwelling 21

Chartwell Grove, as the extension would continue to project 4.0m beyond the rear elevation of the neighbouring dwelling, and would continue to be served by the previously approved mono-pitched roof to this side of the application site.

Given that there is no direct neighbour to the side of the alteration, the amendment to a mono-pitched roof would have no impact on the sub-station as the amendment would be contained within the boundary of the application site.

The amendment would not have any impact on the amenity of 2 and 4 Hever Drive, as a distance of between 10m – 11.7m from the side elevation of the extension to the rear elevations of No's 2 and 4 would be retained. Whilst the ridge height of the extension would be increased, the increase would not have any additional impact on 2 and 4 Hever Drive.

The installation of an additional 1 rooflight would not have a negative impact on the amenity, due to the angled orientation within the proposed roof and it would sit in-line with the further 2 proposed rooflights (previously approved).

Therefore, it is considered that the proposed amendments would be acceptable, as they would enhance the finished design of the dwellinghouse and would comply with Policy CS20 of the Knowsley Local Plan: Core Strategy and Policy H8 of the Replacement Knowsley UDP.

Conclusion

The proposed amendments are considered to be non-material and are considered to be acceptable in terms of amenity, design and appearance.

Recommendation

- 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

Date Received	Ref. No	Version	Drawing/Document Title
03.02.2026	01		OS Map
03.02.2026	02		Site Maps
03.02.2026	06	REV A	Plan as Proposed
03.02.2026	07	REV A	Elevations as Proposed

Signed Case Officer¹:

Louise Robinson

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

26/02/2026

Informatives

N/A

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

Site Photographs

