

APPLICATION NO: 19/00104/NMA4 **CASE OFFICER:** Jo Sheridan

WARD: Halewood South **PARISH:** Halewood Town Council

LOCATION: RSPCA, Higher Road, Halewood, L26 9TX

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00104/FUL (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 162 NO. DWELLINGS TOGETHER WITH LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS) AMMENDMENT SOUGHT TO RAISE PLOTS 1 AND 2

Site Description

The site subject of this non material application relates to the Miller site to the south of the East of Halewood development site. The site is currently under construction.

Proposal

The NMA seeks to amend the following:

- To increase the site level of plot 2 from its original 20.20 by 150mm
- To increase the site level of plot 1 from its original 22.20 by 600mm

This would result in a 450mm difference in plots.

In addition, the following changes are proposed:

- To include character area 1 and 2 elevations where applicable and to match planning approved material layout to plots 27-29 and 30-35.

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

19/00104/FUL: Demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works. Granted: 7th April 2021.

19/00104/NMA: Non-material amendment following the grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works) to allow for changes to the approved plans comprising surface material updated to show the driveways to be 'Marshalls, Brindle 'keyblock paving; and surface material change to the dedicated pedestrian and cycle path to red 6mm bitmac. Granted: 17th December 2021.

19/00104/NMA1: Application for a non-material amendment following grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping infrastructure and associated works) - amendment sought to allow the relocation of apartment block (Plots 126 - 134) and

associated car parking. car parking arrangement amended to apartment block (Plots 38 - 46) and communal entrance relocated. Granted: 5th April 2022.

19/00104/NMA2: Application for a non-material amendment following grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works) - amendment sought for the substitution of approved house types to Plots 29 – 37. Invalid application. Withdrawn: 01/09/2023.

19/00104/NMA3: Non-material amendment following the grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works) amendment sought to plots 27-35 to substitute the following - Hazelwood will now be a Skywood (plots 29, 33 & 35) Maplewood will now be a Kirkwood (plots 32 & 34) Overton will now be a Ingleton (plot 31) Kingston will now be a Wilton (plot 30) Masterton will now be a Calderton (plots 27 & 28). Granted: 21/07/2022.

Assessment

Site levels:

The NMA seeks to amend the following:

- To increase the site level of plot 2 from its original 20.20 by 150mm
- To increase the site level of plot 1 from its original 22.20 by 600mm

This would result in a 450mm difference in plots. This proposal is to ensure the levels of the footpath/cycleway to the west of plot 1 are met.

This amendment would be acceptable in terms of residential amenity and appearance. The change would ensure the site level tally to ensure the use of the footpath/cycleway. The proposal would comply with Core Strategy policy CS19 'Design Quality and Accessibility in New Development.'

Character areas:

Nonmaterial amendment application 19/00104/NMA3 was approved and substituted plots 27-35 for house types that will comply with the new building regulation standards going forward. However, the house types approved within this application don't follow the facing material plan where it illustrates two-character areas. The differences between the two-character areas are essentially window fenestration and window head detailing. At the moment the house types approved are solely based on character area one. However, plots 30-35 should have had the front elevations dressed to follow character area two. An example of the difference is given below in relation to house type Skywood and Kirkwood.

This amendment proposed relate to the stone edging on the windows being replaced with brick and some of the splayed edging being squared off. The amendments are minor and are acceptable and the proposal complies with Core Strategy policy CS19 'Design Quality and Accessibility in New Development.'



19/00104/NMA3: Skywood



19/00104/NMA4: Skywood



19/00104/NMA3: Kirkwood



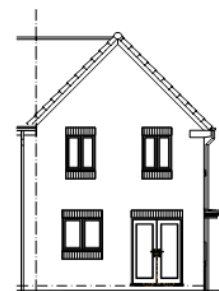
19/00104/NMA3: Kirkwood



19/00104/NMA3: Wilton



19/00104/NMA4: Wilton





19/00104/NMA3: Ingleton



19/00104/NMA4: Ingleton



19/00104/FUL: Calderton



**FRONT ELEVATION.
19/00104/NMA4: Calderton**

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered nonmaterial amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The nonmaterial amendment application be granted subject to:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/11/2023	WP-ExL-100	Rev -	Plot 1-2 Revised Levels
29/11/2023	BLHW/SM/09	Rev M	Proposed Surface Materials
29/11/2023	BLHW/SL 01	Rev CC	Proposed Overall Site Layout
29/11/2023	BLHW/FM/06	Rev Q	Proposed Facing Materials
29/11/2023	BLHW/BT/05	Rev K	Proposed Boundary Treatments
01/12/2023	L455801V	-	Skywood (Character Area 2)
01/12/2023	L460801V	-	Kirkwood (Character Area 2)
01/12/2023	L354801V	-	Wilton (Character Area 2)
01/12/2023	L353801V	-	Calderton (Character Area 2)
01/12/2023	L351801V	-	Ingleton (Character Area 2)

Signed Case Officer¹:

Jo Sheridan

**Signed Authorising
Officer²:**

K Foster

Date:

26 February 2024

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