

Regeneration and Economic Development Department

APPLICATION NO: 19/00521/NMA4 **APPLICANT:** Redrow Homes

WARD AFFECTED: Halewood South

DEVELOPMENT: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00521/HYB (HYBRID PLANNING APPLICATION FOR THE ERECTION OF UP TO 730 DWELLINGS COMPRISING: PLOT 1 - FULL PLANNING APPLICATION FOR THE RE- GRADING OF THE SITE, ENGINEERING WORKS TO FORM A FLOOD STORAGE AREA AND THE ERECTION OF 148 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING LANDSCAPING, ACCESS, ROADS AND OTHER ASSOCIATED INFRASTRUCTURE); AND, PLOT 3 - FULL PLANNING APPLICATION FOR THE RE- GRADING OF THE SITE, AND THE ERECTION OF 196 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING LANDSCAPING, ACCESS, ROADS AND OTHER ASSOCIATED INFRASTRUCTURE) AND OUTLINE PLANNING APPLICATION FOR UP TO 386 DWELLINGS (ACCESS TO BE CONSIDERED) TO ALLOW THE AMENDMENT OF GARDEN ROOM TO BE ADDED TO REAR OF ALL OPEN MARKET PLOTS

LOCATION OF SITE: Plot 1 - Land To North Of Railway Line Bounded By Lower Road, Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood,

KNOWSLEY LOCAL PLAN ALLOCATION:

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Strategic Road Network - Strategic Road Network

Sustainable Urban Extension - Sustainable Urban Extension

EA Flood Zones - EA Flood Zone 2

EA Flood Zones - EA Flood Zone 3

RELEVANT POLICIES:

See application 19/00521/HYB.

TECHNICAL CONSULTATIONS:

Halewood Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application is for a non material amendment and therefore, no publicity has been undertaken.

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.

PROPOSAL

This non material amendment is related to hybrid application for 19/00521/HYB - for the erection of up to 730 dwellings comprising:

Plot 1 - full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 - full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered)) - amendment sought for changes to approved plans to include the addition of garden rooms to all open market plots

This non material amendment relates to Plot 1 (land to the north of the railway line which splits the East of Halewood development site).

The non material amendment seeks approval for the erection of garden pods. Three pods are proposed, all three similar in appearance, however, differing in dimensions:

Pod A – 3.6m wide; 3.0m deep; 2.42m high rising to 2.49m high. The pod would be clad in anthracite grey cladding, the roof would be a rubber roofing material and the doors/window would be UPVC frames in anthracite grey.

Pod B – 4.2m wide; 3.0m deep; 2.42m high rising to 2.49m high. The pod would be clad in anthracite grey cladding, the roof would be a rubber roofing material and the doors/window would be UPVC frames in anthracite grey.

Pod C – 5.4m wide; 3.0m deep; 2.42m high rising to 2.49m high. The pod would be clad in anthracite grey cladding, the roof would be a rubber roofing material and the doors/window would be UPVC frames in anthracite grey.

The applicant has confirmed that all of the plots have the option of pods A and B but only the larger plots have the option of Pod C. This is clearly illustrated on the layouts provided with the application.

ASSESSMENT

Development has commenced on the East of Halewood site, however dwellings are yet to be occupied.

The garden pods proposed will be offered by Redrow as optional extras when occupiers are purchasing their homes. The pods are essentially a garden room (with an electrical supply) which would have multiple end uses – games room , home office, gym.

The garden pods are of a size and scale that if the houses were constructed, they would benefit from permitted development. With that said, because the houses have not been built and occupied the garden pods do not currently benefit from permitted development so consideration of the impact of the garden pods on residential amenity and appearance must be considered.

The garden pods would be a maximum of 2.49m high and in the majority of cases would be sited to the rear of gardens. As the height has been kept to a maximum of 2.49m, it is considered that the impact of the garden pods onto neighbouring properties would be minimal in terms of overshadowing and/or dominance.

The site is a new housing development under construction and the pods would not materially affect the character and appearance of the site.

The application complies with policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. There have been no material changes on policy that would affect the proposal.

RECOMMENDATION

The non material amendment application be granted subject to a new approved plan condition.

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent from 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
22/06/2022	GRDNSPACE Pod A 3000 X 3600MM		POD A (ELEVATIONS)
22/06/2022	GRDNSPACE Pod B 3000 X 4200MM		POD B (ELEVATIONS)
22/06/2022	GRDNSPACE Pod B 3000 X 5400MM		POD C (ELEVATIONS)
18/07/2022	4150-GRL-001		GARDEN ROOM LAYOUT 3.6m x 3.0m
18/07/2022	4150-GRL-002		GARDEN ROOM LAYOUT 4.2m x 3.0m
18/07/2022	4150-GRL-003		GARDEN ROOM LAYOUT 5.4m x 3.0m

Jo Sheridan

26 July 2022

Alan Kilroe
29 July 2022