

Regeneration and Economic Development Department

APPLICATION NO: 20/00101/NMA

APPLICANT: Mrs Mary Taylor

WARD AFFECTED: Halewood South

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00101/FUL (ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION) - AMENDMENT SOUGHT TO REVISE WINDOW TO DOOR ON FRONT ELEVATION

LOCATION OF SITE: 66 Crantock Close, Halewood, L26 0XQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

N/A – applications for a non-material amendment under Section 96A of the 1990 Act are not applications for planning permission. They are not therefore subject to any publicity requirements.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 20/00101/FUL for the erection of a single storey side and rear extension. Approval is sought to replace the window approved in the front elevation with a doorway. The condition affected by the proposed amendment would be condition no.2 (approved plan).

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

POLICY CONSIDERATION

The original scheme was assessed against policies CS2 and CS19 of the Local Plan Core Strategy (2016 and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

The local Planning Authority must have regards to whether the amendment would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the material effects of the development on the character of the street scene and residential amenity.

ASSESSMENT

As the proposed amendments involve the front elevation, they would be visible from the highway and consideration must be given to the impact on the street scene.

The proposed alterations would replace the front facing window with a doorway. The doorway appears similar to the existing door shown within the main dwelling and would not appear out of keeping with the design of the property. It is not considered that the amendment would result in an extension materially different to that which was originally approved.

The amendments would not create any additional opening, rather replace a window with a door. With regards to the impact on the visual amenity of the neighbouring properties, given the minor nature of the alterations, the amended proposal would not be materially different than previously approved,

Overall, the proposed amendments would not constitute a material change from the previously approved permission and would not be detrimental to the character of the surrounding area or amenity of the neighbouring properties.

CONCLUSION

The result of the proposed amendment on the character of the street and the residential amenity would not be significantly different to the scheme approved under the original planning permission. The application therefore constitutes a non-material amendment and would comply with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 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
21/04/2021	001	-	PROPOSED FLOOR PLAN AND ELEVATION

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

Louise Everard

15 June 2021

Alan Kilroe

16 June 2021

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

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