

Regeneration and Economic Development Department

APPLICATION NO: 19/00521/NMA3

APPLICANT: Redrow Homes

WARD AFFECTED: Halewood South

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING 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)) - AMENDMENT SOUGHT FOR CHANGES TO APPROVED PLANS TO INCLUDE THE ADDITION OF GARDEN ROOMS TO ALL OPEN MARKET PLOTS

LOCATION OF SITE: Yew Tree Farm, 325 Lower Road, Halewood, Knowsley, L26 3UA

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

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 3 (land to the south of the railway line which sits in the East of Halewood development site) and it relates only to the plots which benefit from full planning permission (the plots with outline permission are not subject to this non material amendment application).

The non material amendment seeks approval for the erection of garden pods in the gardens of a number of properties. Two pods are proposed, both 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.

ASSESSMENT

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

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, the garden pods do not currently benefit from permitted development and as such, consideration of the impact of the garden pods on residential amenity 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 application complies with policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF.

Given that this application relates to a new estate and would not affect the appearance of the site from what are currently public areas, nor would it adversely affect amenity the changes can be considered 'non-material'.

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
03/05/2022	GRDNSPACE Pod A 3000 X 3600MM		POD A (ELEVATIONS)
03/05/2022	GRDNSPACE Pod B 3000 X 4200MM		POD B (ELEVATIONS)
03/05/2022	4152-GRL-001		GARDEN ROOM LAYOUT (ILLUSTRATES POD A)
03/05/2022	4152-GRL-002		GARDEN ROOM LAYOUT (ILLUSTRATES POD B)

Jo Sheridan
14 July 2022

Alan Kilroe
19 July 2022