

**APPLICATION  
NO:**

22/00233/NMA1

**CASE OFFICER:**

Clare Appleyard

**WARD:**

Prescot North

**PARISH:**

Prescot Town  
Council

**LOCATION:**

Dye House, Liverpool Road, Prescot, Knowsley, L34 3LX

**PROPOSAL:**

NON MATERIAL AMENDMENT TO PLANNING APPLICATION REFERENCE 22/00233/FUL (DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF LAND AT DYE HOUSE TO ERECT UP TO 45 RESIDENTIAL UNITS (TO INCLUDE A MIX OF HOUSES AND APARTMENTS) WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING (ACCESS TO BE TAKEN FROM THE EXISTING DEVELOPMENT TO THE NORTHEAST) TO ALLOW THE RAISING OF THE FLOOR/ENTRANCE DOOR TO HALLWAY OF APARTMENT A (SOUTH EAST FACING ELEVATION) TO MAKE THE ENTRANCE HALL FLOOR AREA LEVEL WITH THE APARTMENT FLOOR LEVELS, OMISSION OF INTERNAL STEPS WITHIN HALLWAY, RAISING OF RAMP UP TO DOORWAY, RAISING OF THE HEIGHT/LEVEL OF THE RETAINING WALL AND BALUSTRADE TO ENTRANCE AREA, INSERTION OF 2 WINDOWS AND ROOFLIGHT TO SOUTH EAST FACING ELEVATION AND ASSOCIATED WORKS INCLUDING AMENDMENTS TO RAMPED ACCESS

**Knowsley Local Plan**

Allocated as a Sustainable Urban Extension

**Relevant Policies**

All listed within the committee report for the full planning permission.

**Technical Consultations** - None

**Neighbour Notification**

There is no statutory requirement to publicise NMAs and no neighbour notification has taken place in line with the SCI. No representations have been received.

### **ARTICLE 35**

The LPA 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 NPPF.

### **Equalities Act 2010**

In formulating a recommendation on this application, the Local Planning Authority has considered the requirements of S149 of the Equalities Act 2010. Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;

### **Site Description**

The c1.09 hectare site forms part of a sustainable urban extension housing allocation located off Liverpool Road in Prescot. The site is bound by the A58 to the north/northwest and has Prescot Brook running through the centre of the site. There is a single dwelling known as Dye House located on the site with associated brick outbuildings. The Taylor Wimpey development lies to the north and east of the site within the same SUE allocation. The current site access is from Liverpool Road.

### **Proposal**

The proposal is for non-material amendments to the main apartment building A which include raising the floor level/entrance door to the hallway to the northwest facing elevation, to allow the provision of a level floor within the apartment, allowing the removal of the internal steps within the hallway. The proposal also includes amendments to the ramped access which include the raising of the existing ramp up to the external doorway, raising of the height / level of the retaining wall and balustrade to the entrance area and associated works.

### **Planning History**

22/00233/FUL DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF LAND AT DYE HOUSE, PRESCOT, TO ERECT UP TO 45 RESIDENTIAL UNITS (TO INCLUDE A MIX OF HOUSES AND APARTMENTS) WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING (ACCESS TO BE TAKEN FROM THE EXISTING DEVELOPMENT TO THE NORTHEAST)

22/00233/NMA APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00233/FUL (DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF LAND AT DYE HOUSE, PRESCOT, TO ERECT UP TO 45 RESIDENTIAL UNITS (TO INCLUDE A MIX OF HOUSES AND APARTMENTS) WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING (ACCESS TO BE TAKEN FROM THE EXISTING DEVELOPMENT TO THE NORTHEAST) TO ALLOW FOR MINOR ELEVATION/LAYOUT AMENDMENTS TO APARTMENT BLOCK A CONSISTING OF INTERNAL ALTERATIONS TO THE INTERNAL LAYOUT OF THE BUILDING INCLUDING REMOVAL OF THE INTERNAL STAIRCASE FOR APARTMENT 13, STAIRCASE AND LOBBY AMENDMENTS, APARTMENT LAYOUT ALTERATIONS, ACCESS AMENDMENTS, ADDITION OF A COMMUNAL ENTRANCE DOOR TO THE NORTH

FACING ELEVATION, REPLACEMENT OF TWO DOORS WITH WINDOWS ON THE EAST FACING ELEVATION, SWAPPING OF ENTRANCE DOOR WITH METER CUPOARD ON THE SOUTH FACING ELEVATION, SWAPPING OF METER CUPBOARD DOOR WITH ENTRANCE DOOR ON THE EAST FACING ELEVATION WITH ASSOCIATED INTERNAL LAYOUT CHANGES

### **Assessment**

The amendments are required to allow the minimum floor levels set by the Environment Agency to be achieved in the interests of allowing a development that is acceptable in terms of minimising the risk of flooding, having regard to climate change adjustments. The proposal slightly raises the entrance door and internal hallway floor level together with accompanying design changes to facilitate this. Amendments include minor changes to the siting of the door and changes to the design and levels of the ramp, associated balustrade and wall.

The proposal also includes insertion of two windows with the southeast facing gable, one at ground floor level and one above at first floor level. A single rooflight is also included in the proposed amendments to the southeast facing roof slope. Given the siting and orientation of the new windows within the apartment block, these changes do not introduce unacceptable levels of overlooking, given there is intervening amenity space and the brook between the apartment and the adjacent proposed apartment block B. The distance between block A and block B is 32m which is substantially more than the required separation distance and the adjacent dwellings are further away again. The impacts on neighbour amenity are acceptable and do not introduce elements of overlooking that materially differ from the original application.

The amendments are proposed on the southeast facing elevation away from the existing neighbouring properties. The changes are considered to be non-material, having regard to the scale, siting, rise in levels, neighbour amenity impacts and design. As such, the amendments are considered to be non-material in nature.

In coming to a view on whether a proposal is non-material, consideration must be given to any cumulative changes from previous non-material amendments that have been granted approval. One previous NMA has been granted (reference 22/00233/NMA). This was for additional external and internal alterations to apartment block A including:

1. Removal of one internal staircase serving first floor apartment 13 (originally accessed from the south facing elevation) and the introduction of a new communal north facing entrance door to serve apartments 12, 13 and 14. This introduces changes to the internal stairwell, lobby and internal alterations to apartment 6 (on the ground floor) and apartment 13 on the first floor to extend into the space originally taken up by the stairwell serving first floor apartment 13.
2. Introduction of a communal access door off the north facing elevation which introduces a new access door serving three apartments at first floor level from the north facing elevation. This allows direct access from the car park rather than making people walk around the perimeter of the building.
3. Changes to the layout of apartments 6 and 13 resulting in changing doors to windows on the east facing elevation of this part of apartment building A to reflect the extension of these apartments in place of the original stairwell.
4. Minor internal alterations to the access arrangements involving changing around meter cupboards and doors resulting in minor external elevation changes to the south and east facing elevations.

Taken cumulatively, the proposed changes will not materially impact on visual amenity,

character of the area, design, landscape, highways impacts, residential amenity or overlooking beyond the full planning permission reference 22/00233/FUL. In coming to this view, whilst the first NMA application amended the entrance door location to introduce access from the north facing elevation to apartments 12, 13 and 14, the residents of these apartments will already be accessing the car park from the northern side of the building and in the context of the existing accesses to other apartments from the north facing elevation, the additional impacts from introducing access to the further three apartments from the northern side will not result in a material change. The additional alterations to the southeast elevation, resulting from this NMA, will introduce minor changes that will introduce non-material amendments that do not result in material impacts beyond the principal permission.

On this basis, the proposed revisions, both alone and in combination, are considered to be non-material in nature, and it is recommended that this NMA be approved. In coming to this view, regard has been given to the scale of the consented development and the extent of external alterations proposed.

### **Recommendation**

That the NMA be approved subject to the condition listed below:

The development hereby permitted shall be carried out in accordance with the plans listed in Schedule 1. The development hereby permitted shall be carried out in accordance with the approved plans on the original application, except were amended by those plans approved under reference 22/00233/NMA and those plans listed in schedule 1, including any conditions attached to the principal permission. 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.

Reason: For the avoidance of doubt.

### **SCHEDULE 1**

| Date Received | Ref. No                      | Version | Drawing/Document Title        |
|---------------|------------------------------|---------|-------------------------------|
| 12.03.26      | GD24021-GDA-BA-XX-DR-A-23331 | P1      | BLOCK A PLANNING AMENDMENTS 2 |

**Signed Case Officer<sup>1</sup>:**

**C Appleyard**

**Signed Authorising  
Officer<sup>2</sup>:**

**Jo Sheridan**

**Date:**

**17/04/2026**

<sup>1</sup> 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

<sup>2</sup> 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

