

Regeneration and Economic Development Department

APPLICATION NO: 19/00222/NMA

APPLICANT: Strado Ltd

WARD AFFECTED: St Gabriels

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 19/00222/FUL (ERECTION OF 6 NO. BUNGALOWS AND ASSOCIATED WORKS) TO ALLOW FOR REMOVAL OF PROJECT ROOF-MOUNTED SUN PIPE HOUSINGS (CHIMNEYS) AND THE INSTALLATION OF 6NO ROOF-MOUNTED 3M X 1.7M SOLAR PHOTOVOLTAIC (PV) PANELS

LOCATION OF SITE: Land Adjacent To The Caldwell Centre, Tarbock Road, Huyton, Knowsley, L36 0SD,

KNOWSLEY LOCAL PLAN ALLOCATION –

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

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application site is an L-shaped area of land wrapped around the Caldwell Centre off Tarbock Road. The site is accessed by a C-shaped road serving bungalows for the elderly which is off a service road serving dwellings fronting Tarbock Road and the access/egress for the bungalows. The Caldwell Centre is a small, detached building serving as a community centre/meeting place for the residents of the bungalows.

In August 2019 planning permission (19/00222/FUL) was granted for the erection of six bungalows on the land and associated works with works progressing on the site.

The current application seeks to amend the planning permission via a non material amendment that proposes the omission of sun pipe housings on the roofs of the bungalows which would appear as

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PS/DC/OP04/05	003	23/9/02

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flues/small chimneys together with the installation of a photovoltaic (pv) panel on the rear roof of each bungalow. The pv panels would have dimensions of 1.78m x 1.05m x 0.035m and would be black.

ASSESSMENT

The omission of the sun pipe housings from the roofs would not impact the street scene or the visual amenity of the locality. The pv panels would be black and on the rear slope of the roofs of the bungalows and there would be limited views from outside the site. Many dwellings, both borough and city region wide, and nationally, have similar type panels and are often more visible such as on the front slopes of roofs facing public highways. Whilst the panels would be black, and the roof tiles are red it is considered that with the location of the panels plus their commonality within the urban fabric nowadays the installation of the pv panels and omission of the sun pipe housing would not have a material impact visually within the street scene.

There are no highways implications with regard the proposals.

The omission of the sun pipe housings and installation of pv panels with regard the bungalows would not impact on the residential amenities of the area.

CONCLUSION

The proposals are acceptable in terms of planning policies and would not materially affect the approved development scheme in terms of visual and residential amenity impacts. As such the proposals can be considered to be non-material amendments and the application is 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
02/06/2021	DN407 A101	-	Location Plan
02/06/2021	S190604 P106	A	Proposed Roof Plan
02/06/2021	S190604 P107	A	Proposed Elevations
03/06/2021	GSE V11.2	-	GS In-Roof System V11.2
03/06/2021	JAM60S21-375/MR	-	JR Solar JAM60S21-375/M - PV Panel Specifications

Lee Osborne

2 September 2021

Alan Kilroe

6 September 2021

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PS/DC/OP04/05	003	23/9/02

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