
APPLICATION NO: 18/00237/NMA **CASE OFFICER:** Mark Quinn

WARD: Page Moss **PARISH:**

LOCATION: 41 Dinas Lane, Roby, Knowsley

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 18/00237/FUL (ERECTION OF 2NO PART TWO STOREY, PART THREE STOREY APARTMENT BLOCKS, COMPRISING (BLOCK A) 18 BED RESIDENTIAL CARE FACILITY (USE CLASS C2) AND (BLOCK B) 10 NO. 1 BED APARTMENTS (USE CLASS C3), TOGETHER WITH ASSOCIATED DEVELOPMENT) - AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO MATERIALS ON BLOCK B (RENDER REPLACED WITH CLADDING AND CHANGES TO THE APPROVED FACING BRICKWORK ON BLOCKS A AND B)

Site Description

This application relates to a site in Dinas Lane, Huyton. The site was formerly used as a milk depot. Planning permission for two apartment blocks was originally granted planning permission in August 2018. The development has now commenced.

The site is bounded to the north by the Bethany Gospel Hall and to the south, east and west by established housing.

Proposal

This application proposes a change in material for Block B from white render to Handiplank Cladding (Colour Grey Slate). This would be the same material that has been approved on Block A under planning permission 21/00534/FUL.

Due to brick availability it is proposed to change the facing brick from Leicester Red Multi approved on Block A, Terca Cassandra Multi approved on Block B to Chepstow Multi on both blocks.

Consultations

None Required

Representations

Not required.

Planning History

APP. NO: 18/00237/FUL
PROPOSAL: ERECTION OF 2NO PART TWO STOREY, PART THREE STOREY APARTMENT BLOCKS, COMPRISING (BLOCK A) 18 BED

RESIDENTIAL CARE FACILITY (USE CLASS C2) AND (BLOCK B) 10 NO. 1
BED APARTMENTS (USE CLASS C3),
TOGETHER WITH ASSOCIATED DEVELOPMENT

DECISION: PER

DECISION DATE: 3 August 2018

APP. NO: 21/00534/FUL

PROPOSAL: ERECTION OF PART TWO, PART THREE STOREY APARTMENT
BLOCK (BLOCK A) COMPRISING 11 NO. APARTMENTS (6 NO. 2 BED
APARTMENTS AND 5 NO. 1 BED APARTMENTS) USE CLASS C3,
INCLUDING DEMOLITION OF SUB STATION, REVISED BOUNDARY
TREATMENTS ,ASSOCIATED PARKING AND ANCILLARY WORKS. (
AMENDMENT TO PLANNING PERMISSION 18/00237/FUL)

DECISION: PER

DECISION DATE: 28 September 2022

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Article 35 Statement

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.

Assessment

The cladding now proposed for Block B would match that approved for Block A so would provide a uniform appearance as opposed to having render on one block and cladding on the other.

The amount of render to be changed to cladding on Block B is very small, comprising relatively small areas in between a small number of windows on the rear elevation. side elevation and front elevations.

The change from render to cladding is not considered to form a material alteration to the appearance of the building given the comparatively small areas involved.

Whilst there is a mix of facing materials in the surrounding area where brick is used it tends to be a dark red brick similar to the Chepstow Multi now proposed on both blocks. On balance the Chepstow multi is a better brick choice than the previous bricks proposed which are a slightly lighter red.

The amendments to the facing bricks and cladding now proposed are considered to be acceptable and would be in compliance with Local Plan policy CS19.

Conclusion

The changes to the materials proposed are considered to be acceptable as a non material amendment and would be in compliance with the relevant Local Plan policies listed above.

Recommendation

That the Non Material Amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/02/2023	-	-	BLOCKS A AND B DATA SHEETS

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

17 March 2023

¹ 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

² 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

Informatives

None

