

<u>APPLICATION NO:</u>	25/00170/NMA	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Bosco Hall Farm, Ash Lane, Tarbock Green		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00170/FUL (ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF CONSERVATORY)). AMENDMENT SOUGHT TO ADD WINDOW TO SIDE ELEVATION OF EXTENSION.		

Site Description

This application relates to a detached two storey residential cottage situated within the Green Belt with a large garden area. There are fields to the rear and to the front.

Proposal

The application seeks permission for an amendment to a previously approved planning permission (25/00170/FUL) for the erection of a single storey rear extension to the house and the demolition of a conservatory on the rear.

The application seeks to make an amendment to the approved scheme which they consider is a non-material change to the previously granted planning permission.

The change proposed is the installation of a window in the side elevation of the extension, on the side opposite to the gable, and looking out internally to the site across to an existing similar projecting single storey rear extension sited on the opposite side of the house.

Consultations

Tarbock Parish Council - No comments received.

Representations

N/A

Planning History

94/00757/APP - DEMOLITION OF EXISTING BARN AND ERECTION OF TWO STOREY SIDE. Granted: 20.02.1995.

01/00282/FUL - ERECTION OF CONSERVATORY TO REAR OF DWELLING. Granted: 01.06.2001.

25/00170/FUL - ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF CONSERVATORY). Granted: 16.05.2025.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

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

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

NA

Assessment

The application is for the consideration of a non-material amendment following the grant of planning permission on 16.05.2025 for 25/00170FUL. The change is established in the proposal section of this report.

The proposed non-material amendment would install a window in the side of the extension looking out onto a projecting extension on the opposite side of the have minor changes from the previously approved scheme. This change is minor and would have minimal impact on the proposal overall and would not result in a material change to the approved scheme.

Conclusion

The proposal would be acceptable in relation to appearance and amenity and would not result in a material change to the approved scheme. The application complies

with local planning policies and is recommended for approval.

Recommendation

That planning permission is granted subject to the following condition: -

1. The development must be undertaken in accordance with the approved plans on the original application (25/00170/FUL), except were amended by the hereby approved plans contained within Schedule 1 for 25/00170/NMA. No substitution should be made without prior consent form 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.

Reason: For the avoidance of doubt and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted June 2016 and Saved Policy H8 of the Knowsley replacement Unitary plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/09/2025	0001-03	REV B	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 03/11/2025

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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

Standing Advice valid from 1st January 2025 until 31st December 2026

Appendix 1 – Site Photographs