

<u>APPLICATION NO:</u>	25/00558/NMA	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	59 Chapel Lane, Cronton, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 25/00558/FUL (ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH WORKS TO CHANGE ROOF FROM DOUBLE RIDGE TO SINGLE RIDGE ROOF, LOFT CONVERSION AND CREATION OF A SIDE GARAGE) AMENDMENT SOUGHT FOR RETENTION OF EXISTING FRONT PORCH, ADDITION OF SLIDING DOORS TOGETHER WITH LANTERN ROOF LIGHT TO REAR EXTENSION, GARAGE TO REMAIN AS EXISTING STRUCTURE AND BOW WINDOWS TO FRONT ELEVATION		

Site Description

The application site comprises a detached extended house with relatively large front and rear garden backing onto an agricultural field. There are trees in the front garden area, including an oak which has TPO protection in the south west corner of the site at the boundary with 61 Chapel Lane. There is a tree adjacent the site access in extremely poor health. To the rear of the site are fields. There is housing to the south, with the house to the north separated from the application site by a large garden. Chapel Lane consist of various housing types of terraced, semi-detached and detached housing of differing designs and sizes/scale.

Proposal

The application seeks permission for amendments to a previously approved planning permission (25/00558/FUL) for the erection of a single storey side and rear extension together with works to change the roof from a double ridge to a single ridge roof with cut off peak giving flat top, loft conversion and creation of a side garage.

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

The changes proposed are:

- Garage to remain as existing with no forward extension (and to be used as store)
- Bow windows to be retained on hall and Bedroom 1 on front elevation.
- Bow window to existing Bedroom 3 to be re-used in Bed 4 wardrobe (on front elevation), with existing Bedroom 3 to be store and front window to be replaced with garage door (same as previously approved scheme).

- Extended rear extension to be dining room and kitchen remain as existing and extended across into existing kitchen (behind dining room).
- Previously approved bi-folding doors and window on previously approved rear elevation replaced by patio doors across the rear elevation of extended dining room, lantern rooflight to dining room.
- Porch to remain as existing.

Consultations

Cronton Parish Council - No Comments Received

Representations

NA

Planning History

K/APP/1609 - ERECTION OF ATTACHED GARAGE. Granted: 22.07.1976.

K/APP/6257 – FRONT PORCH. Granted: 22.09.1981.

25/00094/FUL - ERECTION OF A TWO STOREY SIDE, SINGLE STOREY REAR AND FRONT ROOF EXTENSION TO FORM SINGLE GARAGE TOGETHER WITH A NEW PITCHED ROOF AND ADDITIONAL PARKING PROVISION. Refused: 14.05.2025.

25/00558/FUL - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH WORKS TO CHANGE ROOF FROM DOUBLE RIDGE TO SINGLE RIDGE ROOF, LOFT CONVERSION AND CREATION OF A SIDE GARAGE.

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 non-material amendments following the grant of planning permission on 12.12..2025 for 25/00558FUL. The change is established in the proposal section of this report.

To the rear of the property are fields and the proposed non-material amendments to the extended extension on the rear, which would be used as dining room, would face out towards the fields. The proposed amendments would not be visible from the neighbouring properties.

The proposed amendments to the front elevation seek to retain the existing bow windows to the hall and Bedroom 1, whilst relocating the bow window to the current Bedroom 3 to the front of the approved side extension on the opposite side of the house, and to install a garage door on the front of the current Bedroom 3 which is to be used as a store. The existing Bedroom 3 was granted permission to be extended forward, and the front elevation would now be retained in the existing position, and the front porch is to be retained as existing.

There would be no increase in footprint or volume and therefore there would be no impact on the openness of the Green Belt above the approved scheme. The proposals are minor and would have minimal impact on the proposal overall and would not result in any material change to the approved scheme.

Conclusion

The proposals are acceptable in relation to appearance and would not impact amenity; consequently would not result in a material change to the approved scheme. The application complies

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 (25/00558/FUL), except where amended by the hereby approved plans contained within Schedule 1 for 25/00588/NMA. 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.

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
12/01/2026	-	-	LOCATION PLAN
12/01/2026	TCC/02	C	PROPOSED FLOOR PLANS
12/01/2026	TCC/03	B	PROPOSED ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 11/02/2026

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

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