

**Regeneration and Economic Development Department**

**APPLICATION NO:** 20/00579/NMA

**APPLICANT:** Ken White

**WARD AFFECTED:** Roby

**DEVELOPMENT:** NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00579/FUL (DEMOLITION OF EXISTING GARAGE AND THE ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION) TO ALLOW FOR CHANGES TO APPROVED PLANS WITH THE INCLUSION OF A SIDE DOOR TO UTILITY ROOM

**LOCATION OF SITE:** 9 Rowan Grove, Huyton, L36 5XU.

**KNOWSLEY LOCAL PLAN ALLOCATION:**

Primary Residential Development - Primary Residential Development

**RELEVANT POLICIES**

**Knowsley Local Plan: Core Strategy (2016)**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

**Knowsley Replacement Unitary Development (2006)**

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

**National Planning Policy Framework (NPPF)**

**Householder Development Supplementary Development Document (2016)**

**TECHNICAL CONSULTATIONS:**

None Required.

**NEIGHBOUR NOTIFICATION:**

None Required.

**ARTICLE 35**

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.

**ISSUES AND ASSESSMENT:**

**PROPOSAL**

This application is for a non-material amendment to the previously approved application 20/00579/FUL.

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This application was for the following:

*Demolition of existing garage and the erection of a single-storey side and rear extension.*

This non-material amendment application seeks one amendment to the approval, which is to allow for changes to the approved plans with the addition of a door to the side elevation of the single-storey side extension which is partly to be utilised as a utility room.

## **POLICY CONSIDERATIONS**

This application proposal would be in compliance with the National Planning Policy Framework and the relevant policies within the Local Plan Core Strategy (2016) and the Knowsley Replacement UDP (2006) outlined above.

## **DESIGN, ACCESS, AND CRIME PREVENTION**

The proposed amendment to the previously approved planning application involves the insertion of a door to the side elevation of the single-storey side extension which is to be partly utilised as a utility room. The new side door to the single-storey side extension is a minor alteration to the design of the previously approved application and would not significantly change the appearance and character of the development overall. Therefore, the proposal would not result in any material change to the appearance of the previously granted development.

## **HIGHWAYS**

The amendment would have no adverse impact on highway safety.

## **AMENITY**

The proposed amendment would have no material impact on the amenity of existing or future residents as there is a reasonable boundary treatment between the properties which would prevent any overlooking and any glazing on the door would be obscured.

## **OTHER ISSUES**

None.

## **CONCLUSION**

It is considered that the proposal would be acceptable in regard to design, highway safety and residential amenity issues. The proposal would be compliant with the local planning policies and the National Planning Policy Framework. The proposed amendment is considered to be non-material.

## **RECOMMENDATION:**

- 1) That the non-material amendment be granted.
- 2) 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.

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## SCHEDULE 1

| Date Received | Ref. No    | Version | Drawing/Document Title              |
|---------------|------------|---------|-------------------------------------|
| 06/05/2021    | 034_SP_001 | -       | LOCATION PLAN (1:500)               |
| 06/05/2021    | 03_SP_002  | -       | LOCATION PLAN (1:1250)              |
| 13/05/2021    | 034_SP_012 | REV A   | PROPOSED SIDE ELEVATIONS            |
| 13/05/2021    | 034_SP_010 | REV C   | PROPOSED GROUND FLOOR AND ROOF PLAN |

## Informatives

Rachel Maddison

24 May 2021

Alan Kilroe  
25 May 2021

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