

APPLICATION NO: 19/00104/NMA3 **CASE OFFICER:** Jo Sheridan

WARD: Halewood South **PARISH:** Halewood Town Council

LOCATION: RSPCA, Higher Road, Halewood, L26 9TX

PROPOSAL: Non-material amendment following the grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works) amendment sought to plots 27-35 to substitute the following - Hazelwood will now be a Skywood (plots 29, 33 & 35) Maplewood will now be a Kirwood (plots 32 & 34) Overton will now be a Ingleton (plot 31) Kingston will now be a Wilton (plot 30) Masterton will now be a Calderton (plots 27 & 28)

Site Description

The site subject of this non-material application relates to the Miller site to the south of the East of Halewood development site. The site is currently under construction.

Proposal

The NMA seeks to amend the house types to plots 27-35 and proposed to substitute the following:

- Hazelwood will now be a Skywood (plots 29, 33 & 35)
- Maplewood will now be a Kirwood (plots 32 & 34) Overton will now be a Ingleton (plot 31)
- Kingston will now be a Wilton (plot 30) Masterton will now be a Calderton (plots 27 & 28)

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

19/00104/FUL: Demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works. Granted: 7th April 2021.

19/00104/NMA: Non-material amendment following the grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works) to allow for changes to the approved plans comprising surface material updated to show the driveways to be 'Marshalls, Brindle 'keyblock paving; and surface material change to the dedicated pedestrian and cycle path to red 6mm bitmac. Granted: 17th December 2021.

19/00104/NMA1: Application for a non-material amendment following grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping infrastructure and associated works) -

amendment sought to allow the relocation of apartment block (Plots 126 - 134) and associated car parking. car parking arrangement amended to apartment block (Plots 38 - 46) and communal entrance relocated. Granted: 5th April 2022.

19/00104/NMA2: Application for a non-material amendment following grant of planning permission 19/00104/FUL (demolition of existing buildings and erection of 162 no. dwellings together with landscaping, infrastructure and associated works) - amendment sought for the substitution of approved house types to Plots 29 – 37. Invalid application.

Assessment

The footprints of the 'new' house types are the same and remain unchanged from the previously approved plan. The amendments seek to increase the choice of 4 bed units available and increases the overall number by 2 (in lieu of 2 no, 3 bed semis) and also increases the choice of 3 bed units available.

Based on the above, the substitution of house types proposed are acceptable. Car parking provision remains unaffected. The materials proposed remain unchanged from those approved under the original full planning application.

The application form also stated, 'New Part L uplift'. The applicant confirmed that this relates to the uplift in thermal requirements to the New Part L plots. The applicant went on to state that the biggest difference would be the increase to the cavity, within the external wall, from 90 to 125mm. Loft insulation would also be increased (400mm to 600mm), however, none of these changes would affect the plots externally.

The following drawings were also submitted with the application for approval:
Drawing No. BLHW/BT/05 Rev J 'Proposed Boundary Treatments'
Drawing No. BLHW/FM/06 Rev P 'Proposed Facing Materials'
Drawing No. BLHW/SM/09 Rev L 'Proposed Surface Materials'

The applicant confirmed that except for the substitution of house types, there are no other changes to these plans.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered non-material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non-material amendment application be granted subject to:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/05/2023	BLHW/SL01	BB	PROPOSED OVERALL SITE LAYOUT
31/05/2023	BLHW/FM/06	P	PROPOSED FACING MATERIALS
31/05/2023	BLHW/SM/09	L	PROPOSED SURFACE MATERIALS
31/05/2023	BLHW/BT/05	J	PROPOSED BOUNDARY TREATMENTS
31/05/2023	L351801V		INGLETON HOUSETYPE
31/05/2023	L353801V		CALDETON HOUSETYPE
31/05/2023	L354801V		WILTON HOUSETYPE
31/05/2023	L455801V		SKYWOOD HOUSETYPE
31/05/2023	L460801V		KIRKWOOD HOUSETYPE

Signed Case Officer¹: Jo Sheridan

Signed Authorising Officer²: K Foster

Date: 24 July 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