

Knowsley Council  
Regeneration and Economic Development Directorate.  
Delegated Planning Report

**APPLICATION NO:** 22/00253/NMA      **CASE OFFICER:** Andrew Hunt

**WARD:** Prescot North      **PARISH:** Prescot  
Town Council

**LOCATION:** 6 Knowsley Park Lane, Prescot, Knowsley, L34 3NB

**PROPOSAL:** NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF  
PLANNING PERMISSION 22/00253/FUL - (ERECTION OF A FIRST  
FLOOR SIDE AND FRONT EXTENSION ABOVE EXISTING SINGLE  
STOREY SIDE AND FRONT EXTENSION) - AMENDMENT SOUGHT  
FOR ALTERATIONS TO PLANS AND ELEVATIONS TO CREATE  
GLAZED BALUSTRADE

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### **Site Description**

The application site is a detached dwelling at Park Lane Prescot. There are other dwellings to the west, north and east with a grassed area to the south.

### **Proposal**

The proposal is for a non - material amendment to the approved planning permission to change the approved plans. The changes include changes to create a glazed balustrade.

### **Consultations**

N/A

### **Representations**

N/A

### **Planning History**

The related main application for a first floor front and side extension was approved (22/00253/FUL – approved 09/06/2022).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

N/A

#### **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**

##### **Changes**

The following are the main changes from the original approved plans:

- Addition of glazed balustrade.

The alterations are to provide a glazed balustrade at first floor level. This is located in the middle of the dwelling and away from neighbours, therefore there is no potential impact on neighbours. The visual effect of the change is small when viewed from the street scene and therefore the change is considered non material.

#### **Conclusion**

The proposal would be acceptable in relation to appearance and amenity and would be a non material change. The application complies with local planning policies and is recommended for approval.

**Signed Case Officer<sup>1</sup>:**                      **Andrew Hunt**

**Signed Authorising**  
**Officer<sup>2</sup>:**                                      **K Foster**

**Date:**                                              **11 July 2024**

### **Informatives**

- 1) The following plans are approved;
  - a. Proposed Plans - 1523-03 -(received 21/06/2024)
  - b. Proposed Elevations - 1523-04 -REV A - (received 21/06/2024)

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