

<u>APPLICATION NO:</u>	26/00083/NMA	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	55 Easton Road, Roby, Knowsley, L36 4NY		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT TO 26/00083/FUL (ERECTION OF A TWO-STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING DETACHED GARAGE) AMENDMENT SOUGHT TO INSTALL SLIDING DOORS TO THE ENTIRE REAR ELEVATION OF THE PROPOSED SINGLE STOREY REAR EXTENSION AND CHANGE THE MATERIAL FINISH OF THE SIDE ELEVATION OF THE TWO-STOREY SIDE EXTENSION FROM HALF BRICK / HALF RENDER TO FULL BRICKWORK		

Site Description

The application site comprises a two-storey three-bed end-of-terrace dwelling located on Easton Road, Roby. The dwellinghouse is characterised by half brick / half pebbledash render to the front/side elevations and white-painted brick to the rear elevation and a hipped tiled roof. The property currently benefits from a single storey rear extension, a canopy to the front elevation and a single storey detached garage situated within the rear garden. The site also has off-street parking available to the front/side.

The attached neighbouring dwelling 53 Easton Road benefits from a single storey rear extension. The application site is surrounded by residential dwellinghouses to the north, east and west of the site. To the south of the site, the application site shares a boundary with Roby Park Primary School.

Proposal

Planning permission was granted for the erection of a two-storey side extension and a single storey rear extension, following the demolition of the existing detached garage under planning reference 26/00083/FUL.

This application is for a non-material amendment to the above permission to install sliding doors to the entire rear elevation of the proposed single storey rear extension and to change the material finish of the side elevation of the two-storey side extension from half brick / half render to full brickwork.

Consultations

None required

Representations

None required

Planning History

26/00083/FUL	ERECTION OF A TWO-STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING DETACHED GARAGE
	GRANTED (23 APRIL 2026)
21/00282/FUL	ERECTION OF TWO-STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
	GRANTED (16 JUNE 2021)

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles
Policy CS19 Design Quality and Accessibility in New Development

Assessment

In March 2014, the Government published its National Planning Practice Guidance (NPPG). This complements the National Planning Policy Framework (NPPF) and provides advice on how to deliver its policies. The guidance includes advice on the determination of applications on flexible options for planning permissions and viability in determining applications.

This guidance explains that there is not a statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment

that is non-material in one context may be material in another. The Local Planning Authority (LPA) must therefore be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990

The four key tests for the acceptability of an application for a non-material amendment are:

- The amendment would not be contrary to any development plan policy.
- The proposal is significant in terms of its scale.
- The proposed change would not result in a detrimental impact on the visual or residential amenity.
- The interests of a third party would not be disadvantaged in any way.

Policy CS19 of the Knowsley Local Plan: Core Strategy outlines that 'to enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to':

- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

Amendments

The application relates to the planning application 26/00083/FUL to install sliding doors to the entire rear elevation of the proposed single storey rear extension and to change the material finish of the side elevation of the two-storey side extension from half brick / half render to full brickwork.

The new sliding doors to the entirety of the rear elevation of the proposed single storey rear extension, would replace the previously approved sliding doors and one window. The doors to the entirety of the elevation would not change the scale of the extension in any way and the internal layout of the extension would remain the same.

The new doors would have no impact on the amenity of either neighbouring property of 53 Easton Road and Roby Park Primary School, given their ground floor siting, orientation within the rear elevation and boundary treatments. As such, the new doors raise no concerns and are considered to be acceptable in this instance.

The material finish of the side elevation of the proposed two-storey side extension would be changed from half brick / half render to full brickwork. This change raises no concerns as visible gable ends that have a full brickwork finish can be found within the wider locality of Easton Road. Additionally, the front elevation of the extension at first-floor level would remain as render to ensure that the extension complies with the Householder Development SPD's guidance which states 'where the existing dwelling is rendered at first-floor level, this treatment should be carried forward to the adjacent wall of the extension'.

The material finish change to full brickwork to the gable elevation would have no impact on the amenity of the neighbouring properties. Email correspondence with the agent outlined that the reason for the changing of materials to the gable end was that it would be difficult to gain access to the adjacent school to ensure that the render could be upkept, and as such, the full brickwork finish would allow for the extension to not have a negative impact on the visual amenity.

Therefore, it is considered that the proposed amendments would be acceptable, as they would enhance the finished design of the dwellinghouse and would comply with Policy CS19 of the Knowsley Local Plan: Core Strategy and Policy H8 of the Replacement Knowsley UDP.

Conclusion

The proposed amendments are considered to be non-material and are considered to be acceptable in terms of amenity, design and appearance.

Recommendation

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.07.2026	SL 001	REV B	EXISTING PLANS AND ELEVATIONS. LOCATION PLAN
15.07.2026	SL 002	REV D	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹:

Louise Robinson

Signed Authorising Officer²:

Jo Sheridan

Date:

04/08/2026

Informatives

N/A

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