

APPLICATION NO:

22/00233/NMA

CASE OFFICER:

Clare Appleyard

WARD:

Prescot North

PARISH:

Prescot Town Council

LOCATION:

Dye House, Liverpool Road, Prescot, Knowsley, L34 3LX

PROPOSAL:

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00233/FUL (DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF LAND AT DYE HOUSE, PRESCOT, TO ERECT UP TO 45 RESIDENTIAL UNITS (TO INCLUDE A MIX OF HOUSES AND APARTMENTS) WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING (ACCESS TO BE TAKEN FROM THE EXISTING DEVELOPMENT TO THE NORTHEAST) TO ALLOW FOR MINOR ELEVATION/LAYOUT AMENDMENTS TO APARTMENT BLOCK A CONSISTING OF INTERNAL ALTERATIONS TO THE INTERNAL LAYOUT OF THE BUILDING INCLUDING REMOVAL OF THE INTERNAL STAIRCASE FOR APARTMENT 13, STAIRCASE AND LOBBY AMENDMENTS, APARTMENT LAYOUT ALTERATIONS, ACCESS AMENDMENTS, ADDITION OF A COMMUNAL ENTRANCE DOOR TO THE NORTH FACING ELEVATION, REPLACEMENT OF TWO DOORS WITH WINDOWS ON THE EAST FACING ELEVATION, SWAPPING OF ENTRANCE DOOR WITH METER CUPOARD ON THE SOUTH FACING ELEVATION, SWAPPING OF METER CUPBOARD DOOR WITH ENTRANCE DOOR ON THE EAST FACING ELEVATION WITH ASSOCIATED INTERNAL LAYOUT CHANGES.

Knowsley Local Plan

Allocated as a Sustainable Urban Extension

Relevant Policies

All listed within the committee report for the full planning permission.

Technical Consultations - None

Neighbour Notification

There is no statutory requirement to publicise NMAs and no neighbour notification has taken place in line with the SCI. No representations have been received.

Site Description

The 1.09 hectare site forms part of a sustainable urban extension housing allocation located off Liverpool Road in Prescot. The site is bound by the A58 to the north/northwest and has Prescot Brook running through the centre of the site. There is a single dwelling known as Dye House located on the site with associated brick outbuildings. The Taylor Wimpey development lies to the north and east of the site within the same SUE allocation. The current site access is from Liverpool Road.

Proposal

The proposal is for non-material amendments which include:

1. The insertion of a new communal door to serve the stairwell from the north facing elevation rather than directing access from the south facing elevation. Associated internal alterations to accommodate changes to the staircase, communal access changes and lobby. This is for practical reasons given the location of the car park. The new door will allow access to an additional three apartments from the north facing elevation which were originally accessed from the south facing elevation (apartments 12, 13 and 14).
2. Removal of the internal staircase to serve apartment 13 on the first floor and internal amendments to allow this apartment to be accessed from the north facing elevation communal new door. The ground floor apartment 6 and first floor apartment 13 have been extended to include the area where apartment 13's staircase was originally located.
3. Replacement of two doors on the east facing elevation with two windows and internal alterations to facilitate this (ie extension of apartments 6 and 13 to include the area where the staircase was).
4. Swapping the meter cupboard door with entrance door on the east facing elevation; and associated internal alterations.
5. Swapping entrance door with a meter cupboard door on the south facing elevation and associated internal alterations.

Planning History

22/00233/FUL DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF LAND AT DYE HOUSE, PRESCOT, TO ERECT UP TO 45 RESIDENTIAL UNITS (TO INCLUDE A MIX OF HOUSES AND APARTMENTS) WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING (ACCESS TO BE TAKEN FROM THE EXISTING DEVELOPMENT TO THE NORTHEAST)

Assessment

The proposal seeks to introduce some internal amendments to apartment block A which involves removal of one internal staircase serving first floor apartment 13 which was originally accessed from the south facing elevation and the introduction of a new communal north facing entrance door to serve apartments 12, 13 and 14. This introduces changes to the internal stairwell, lobby and internal alterations to apartment 6 (on the ground floor) and apartment 13 on the first floor to extend into the space originally taken up by the stairwell serving first floor apartment 13.

The introduction of a communal access door off the north facing elevation introduces a new access door serving three apartments at first floor level from the north facing elevation. This allows direct access from the car park rather than making people walk around the perimeter of the building and so is a practical change for future occupiers. The changes to the layout of apartments 6 and 13 include changing doors to windows on the east facing elevation of this part of the building reflects the extension of these apartments in place of the original stairwell.

The minor internal alterations to the access arrangements involving changing around meter cupboards and doors results in minor external elevation changes to the south and east facing elevations.

The proposed changes will not materially impact on visual amenity, character of the area, design, landscape, highways impacts, residential amenity or overlooking beyond the full planning permission reference 22/00233/FUL. In coming to this view, whilst the entrance door introduces access from the north facing elevation to apartments 12, 13 and 14, the residents of these apartments will already be accessing the car park from the northern side of the building and in the context of the existing accesses to other apartments from the north facing elevation, the additional impacts from introducing access to the further three apartments from the northern side will not result in a material change; this is especially in light of the external alterations that accompany these changes. On this basis, the proposed revisions are considered to be non-material in nature, and it is recommended that this NMA be approved. In coming to this view, regard has been given to the scale of the consented development and the extent of external alterations proposed.

Recommendation

That the NMA be approved subject to the condition listed below:

The development hereby permitted shall be carried out in accordance with the plans listed in Schedule 1. The development hereby permitted shall be carried out in accordance with the approved plans on the original application, except where amended by those plans listed in schedule 1, including any conditions attached to that permission. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.02.25	GD24021-GDA-BA-ZZ-DR-A-33217	-	BLOCK A PLANNING AMENDMENTS 1 - ELEVATIONS AND INTERNAL ARRANGEMENTS RELATING TO NON MATERIAL CHANGES ONLY. (ALL SITING DETAILS ARE APPROVED BY PREVIOUS APPROVED PLANS REFERENCE 22/00233/FUL)
10.03.25	GD24021-GDA-BA-XX-DR-A-23244	-	BLOCK A PLANNING AMENDMENTS FIRST FLOOR - INTERNAL LAYOUT CHANGES ONLY (ALL SITING DETAILS ARE APPROVED BY PREVIOUS APPROVED PLANS REFERENCE 22/00233/FUL)
10.02.25	GD2020-GDD-XX-XX-DR-A-1201-P01	-	LOCATION PLAN

Signed Case Officer¹:

C Appleyard

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

11/03/2025

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