

<u>APPLICATION NO:</u>	25/00262/NMA	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	4 Huyton Hall Crescent, Huyton, Knowsley, L36 5RL		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT TO 25/00262/FUL (ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE INTRODUCTION OF TWO JULET BALCONIES TO THE REAR ELEVATION. ERECTION OF A CARPORT, CHANGE FROM APEX TO FLAT ROOF TO THE GARAGE TOGETHER WITH CHANGES TO THE ELEVATIONS). AMENDMENT SOUGHT TO ENCLOSE THE PROPOSED CAR PORT WITH ROLLER SHUTTER ADDED TO REAR ELEVATION.		

Site Description

The application site comprises a two-storey detached dwelling located on the gated estate of Huyton Hall Crescent. The dwelling is characterised by brick (to the ground floor) and white render (to the first floor), a hipped tiled roof and white UPVC windows.

There is a large private garden to the rear and side of the property, and a large 'in and out' curved gravel driveway to the front of the dwelling. The property fronts onto an irregular circular road (Huyton Hall Crescent), with an area of open space in the middle.

The immediate surrounding area is brick / rendered dwellinghouses. Beyond the gates of the estate is Huyton Railway Station and the Queens Arms Pub.

The grounds of the estate are that of the former Huyton College (Liverpool College for Girls), which was an independent day and boarding school for girls which was founded in 1894 and closed in July 1993. The dwellinghouse itself was built in 1998.

Proposal

Planning permission was granted for the erection of a single storey side and rear extension, together with the introduction of 2no. Juliet balconies to the rear elevation, erection of a car port to the side of the dwelling, change from apex to flat roof to the garage, together with changes to the elevations under planning reference 25/00262/FUL.

This application is for a non-material amendment to the above permission to enclose the proposed car port with a roller shutter added to the rear elevation.

Consultations

None required.

Representations

None required.

Planning History

25/00439/TCA	FELL T1 HOLLYBUSH TOGETHER WITH CROWN LIFT AND REDUCTION TO T2 CHERRY TREE AND REMOVAL OF LOW HANGING BRANCHES AND CROWN LIFT AND THINNING TO T3 PINE TREE GRANTED (03 SEPTEMBER 2025)
25/00262/FUL	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE INTRODUCTION OF TWO JULIET BALCONIES TO THE REAR ELEVATION. ERECTION OF A CARPORT, CHANGE FROM APEX TO FLAT ROOF TO THE GARAGE TOGETHER WITH CHANGES TO THE ELEVATIONS GRANTED (28 AUGUST 2025)
25/00302/TCA	REMEDIAL WORKS TO ROW OF BEECH TREES TO REAR GARDEN BOUNDARY GRANTED (11 JUNE 2025)
95/00330/APP	OUTLINE APPLICATION – PROPOSED RESIDENTIAL DEVELOPMENT GRANTED (28 FEBRUARY 1997)
95/00550/CAC	FORMER HUYTON GIRLS COLLEGE – DEMOLITION OF PRE-FABRICATED SCIENCE BUILDING GRANTED (05 JANUARY 1996)

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.

Planning (Listed Building and Conservation Areas) Act 1990

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Conservation areas – Section 72 (1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

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

Section 16 Conserving and Enhancing the Historic Environment

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Section 72 (1) Conservation Areas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS19 Design Quality and Accessibility in New Development

Policy CS20 Managing the Borough's Historic Environment

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H8 Extensions and Alterations to Residential Properties

Policy DQ5 Development in Conservation Areas

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.

Policy DQ5 of the Knowsley Replacement UDP outlines that 'new development within or close to a Conservation Area must preserve or enhance the character or appearance of the area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area.

Amendments

The application relates to the planning application 25/00262/FUL, to amend the proposed car port so that it would be enclosed with new roller shutter added to the rear elevation.

All other aspects of the previously approved planning application would remain the same.

The new design of the car port would not change the scale of the previously approved car port in any way, and the internal layout would remain the same. The amendment would see a new wall to the rear of the car port which would be constructed in similar materials to that of the wider dwellinghouse (brick and render) and would have a new roller shutter and access door installed, which would mirror that found within the front elevation of both the car port and garage.

As the amendment would be situated to the rear of the property and would not be visible from the wider street scene of Huyton Hall Crescent, it is considered that the proposed amendments would be acceptable, as they would enhance the finished design of the dwellinghouse.

Therefore, the above amendments would comply with Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy and Policies H8 and DQ5 of the Replacement Knowsley Unitary Development Plan.

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.

- 2) Notwithstanding the approved plans listed in Schedule 1, this approval relates only to an amendment to enclose the proposed car port with a roller shutter added to the rear elevation and no other amendments, including the erection and/or replacement boundary fences or walls.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03.11.2025	-	-	Location Plan
03.11.2025	2011	REV C2	Proposed Site Plan GA
03.11.2025	2012	REV C2	Proposed Ground Floor GA
03.11.2025	2016	REV C2	Proposed Elevations GA
03.11.2025	2017	REV C2	Proposed Elevations 2 GA

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **18/12/2025**

Informatives

- 1) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:
Mining Remediation Authority - GOV.UK

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

Standing Advice valid from 1st January 2025 until 31st December 2026

Site Photographs

