



Knowsley Council

Mrs Lyndsey Gynane
Welshmans Farm
345 Cronton Road
Cronton
Knowsley
WA8 5QD

Our Ref: 21/00764/NMA

Date: 6 September 2023

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION**

LOCATION: Welshmans Farm, 345 Cronton Road, Cronton, Knowsley, WA8 5QD

I refer to your application for a non material amendment which was received on the 9 June 2023. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 21/00764/FUL (ERECTION OF SINGLE STOREY EXTENSION TO THE REAR, RAISING OF RIDGE HEIGHT, FIRST FLOOR EXTENSION TO THE FRONT AND REAR (INCORPORATING REAR BALCONY), TOGETHER WITH DORMER EXTENSIONS TO THE FRONT AND REAR TO PROVIDE LIVING ACCOMMODATION WITHIN THE ROOF SPACE, NEW ENTRANCE TOGETHER WITH ASSOCIATED WORKS INCLUDING RENDERING OF WHOLE OF DWELLING.) - AMENDMENT SOUGHT TO ALLOW ADDITION OF 2 NO. OBSCURED GLAZED WINDOWS TO SIDE ELEVATIONS

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 the 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.

Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/06/2023	01.02	REV. C	PROPOSED FLOOR PLANS & ELEVATIONS



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The proposed amendments listed above are approved subject to the following condition(s):-

1. The development shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and any plans and conditions attached to planning permission issued under reference 21/00764/FUL except where superseded by this decision notice.

Reason: For the avoidance of doubt

2. The new windows in the upper floor of the west and east elevations hereby granted shall be glazed in obscure glass as shown on the approved plans to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the opening part is more than 1.7 metres above floor level in the room that it serves and shall be permanently retained as such.

Reason: In the interests of residential amenity and to comply with saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan (adopted June 2006); Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy (adopted January 2016) and the National Planning Policy Framework.

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

Executive Director - Regeneration and Economic Development