

APPLICATION NO: 21/00764/NMA **CASE OFFICER:** Maxine Wishart

WARD: Whiston & Cronton **PARISH:** Cronton Parish Council

LOCATION: Welshmans Farm, 345 Cronton Road, Cronton

PROPOSAL: 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

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt
Primarily Residential Area

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ3 – Gateway Sites and Corridors
DQ4 - Trees and Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (June 2016)

Consultations:

None required.

Representations:

None required.

Site Description

The application property comprises a modern bungalow set within expansive land. The site is located off Cronton Road on the edge of the settlement of Cronton Village. The dwelling is set well back from the road with a large hardstanding to the front. The site frontage is defined by hedgerow and trees.

The neighbouring property to the east, No. 361 Cronton Road, is a 2-storey dwelling, other properties to the west comprise 3 no. bungalows (Nos. 339 – 343) which are all of similar style with No. 337 at the end of the row comprising a dormer bungalow. Nos. 339 – 343 together with the application property are accessed via service road off Cronton Road.

Land to the rear (north) comprises agricultural land and opposite the site sits a small housing development (Dragon House Farm).

Proposal

Planning permission was granted in September 2022 for extensions and alterations to the dwelling (Ref: 21/00764/FUL). This application seeks to make amendment to the approved details granted under the earlier permission.

The application seeks to make amendment to allow for the insertion of 2 no. new obscure glazed windows to Bedroom 2 and the en-suite bathroom associated with Bedroom 3 within the side elevations of the dwelling at first floor level.

Consultations

None Required.

Representations

None required. The application is for a non-material amendment to application 21/00764/FUL.

Planning History

APP. NO:	K/APP/2330
PROPOSAL:	PROPOSED 3 DETACHED BUNGALOWS WITH GARAGES
DECISION:	Granted
DECISION DATE:	5 October 1977

APP. NO:	14/00752/OUT
PROPOSAL:	OUTLINE APPLICATION FOR THE ERECTION OF 1NO. BUNGALOW, ACCESS & LAYOUT TO BE CONSIDERED AT THIS STAGE (APPEARANCE, LANDSCAPING & SCALE TO BE RESERVED FOR FUTURE APPROVAL)
DECISION:	Granted
DECISION DATE:	2 March 2015

APP. NO:	17/00731/OUT
PROPOSAL:	OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 1 NO. BUNGALOW - ACCESS AND LAYOUT TO BE CONSIDERED AT THIS STAGE, WITH APPEARANCE, LANDSCAPING AND SCALE RESERVED FOR FUTURE

	CONSIDERATION
DECISION:	Granted
DECISION DATE:	21 February 2018
APP. NO:	18/00659/FUL
PROPOSAL:	DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED TWO STOREY DWELLING WITH DETACHED GARAGE
DECISION:	Refused
DECISION DATE:	10 December 2018. Dismissed on appeal 14 June 2019.
APP. NO:	21/00764/FUL
PROPOSAL:	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.
DECISION:	Granted
DECISION DATE:	23 September 2022.

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

Context

This application relates to a non-material amendment to an approved planning permission (21/00764/FUL). The application is made under section 96A and is not an application for planning permission. When considering such applications, the local planning authority has to be satisfied it is not material; they must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. This does not result in a new permission.

The principal issue therefore is to consider whether the changes proposed to the development are so minor in nature that they can be considered as a 'non-material amendment' to that planning permission granted.

The building works have commenced on site for works associated with the previously approved application.

Design

A window would be inserted within each of side elevations of the dwelling at first-floor level. The windows would serve a bedroom (bedroom no. 3) to the western elevation facing the side of No. 343 Cronton Road and an en-suite (serving bedroom 2) on the eastern elevation facing the side of No. 361 Cronton Road.

It is proposed that these windows would be obscure glazed. In terms of the design, it is considered that the scale of the development would have no appreciably different impact to visual amenity. The amendments would therefore be acceptable from a design perspective.

Residential Amenity

343 Cronton Road

The window within the western elevation would be set at 4.5m high to the underside having dimensions of 400mm wide by 600mm in height.

The western elevation faces onto the side of the neighbouring property No. 433 Cronton Road. That property is a 'true' bungalow with all accommodation on the ground floor. The ridge of that dwelling runs parallel with the common boundary.

The design of the neighbouring dwelling is such that it has a low eaves level attaining a height of approximately 2.45m with a ridge height of approximately 5.60m. Whilst the neighbouring property does have a ground floor glazed door / window and a window (believed to serve a bathroom) within the side elevation facing the common boundary, the proposed new window would be sited at a height approximately 2 m higher than the neighbour's eaves level. The new window on this elevation would therefore face out over the neighbour's roof and there is also an existing garage and fence separating the two properties along the side.

Due to the size of the proposed window; the fact that it would be obscurely glazed and the juxtaposition of the dwellings, it is not considered that there would be any overlooking and loss of privacy to this neighbour resulting from the amendment.

361 Cronton Road

Turning to the window proposed on the eastern elevation, this again would be set at 4.5m high to the underside and would have dimensions of 400mm wide by 600mm in height.

The host dwelling is set forward of this neighbour, a 2-storey dwelling with a number of windows within the side elevation facing the application site. An interface of approximately 19.15 m would be between gable elevations. Given the size of the proposed window; the fact that it would be obscurely glazed and the interface between the dwellings, it is not considered that there would be any overlooking and loss of privacy to this neighbour resulting from the amendment.

The proposed amendments are considered to be acceptable. A suitable planning condition can also be imposed to ensure that the windows are obscurely glazed, non-opening or high level opening and retained as such.

Conclusion

The insertion of the windows is considered to be a non-material amendment pursuant to s96A of the Town and Country Planning Act 1990 and would be in compliance with the relevant Local Plan policies listed above.

Recommendation

That the non-material amendment be granted 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 were 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.

SCHEDULE 1

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

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **6 September 2023**

Contd...

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

Appendix 1 – Site Photographs



