

<u>APPLICATION NO:</u>	18/00805/NMA1	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Land To Side Of 46, High Street, Prescot		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 18/00805/FUL (ERECTION OF PART TWO STOREY/PART THREE STOREY RESIDENTIAL BUILDING TO FORM 5 NO. APARTMENTS, TOGETHER WITH HARD LANDSCAPING) AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED PLANS (AMENDMENTS TO ROOF LIGHT ON HIGH STREET ELEVATION)		

Site Description

This application relates to a site in Prescot on the corner of High Street and Atherton Street. Planning permission was granted in 2019 for a part two / part three storey building to form 5 apartments.

The building is now substantially complete.

Proposal

This application is for a non – material amendment to the approved plans to allow changes to the size and design of the rooflight on the High Street elevation. The rooflight which has been installed is an automatic opening vent (AOV) type rooflight which opens automatically on the detection of smoke. The rooflight measures 1178mm by 1140mm , projects from the roof plane by 70mm the outer material is aluminium, dark grey to match the roof tiles. The rooflight has a central glazing bar.

Consultations

Prescot Town Council - No Comments Received
Conservation & Design Officer - No Comments Received

Representations

No publicity required for a non-material amendment.

Planning History

APP. NO: 18/00805/FUL

PROPOSAL: ERECTION OF PART TWO STOREY/PART THREE STOREY RESIDENTIAL BUILDING TO FORM 5 NO. APARTMENTS, TOGETHER WITH HARD LANDSCAPING

DECISION: PER

DECISION DATE: 10 October 2019

APP. NO: 18/00805/NMA

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 18/00805/FUL (ERECTION OF PART TWO STOREY/PART THREE STOREY RESIDENTIAL BUILDING TO FORM 5 NO. APARTMENTS, TOGETHER WITH HARD LANDSCAPING) -TO AMEND THE WORDING OF CONDITION NO. 5 (COAL MINING) AND NO.6 (LAND CONTAMINATION) REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT.

DECISION: PER

DECISION DATE: 7 October 2022

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas

Assessment

The rooflight on the approved plans had a width of 900mm , but due to building regulation requirements this has now been increased to 1140mm. The length of the roof light has also increased in size to 1178mm. An AOV (automatic opening vent) roof light is now proposed also to comply with Building Regulation requirements.

The roof light would have an aluminium frame and would be a dark grey (RAL 7043) to match the colour of the slates. Following discussions with the applicant a central glazing bar has been incorporated into the rooflight.

Ideally with the site being in the Conservation Area the rooflight should be a conservation style , flush with the plane of the roof. The manufacturer of the rooflight , Velux does not supply a conservation roof light with an AOV style roof light. Therefore the roof light does project 70mm from the roof plane. (the EDL slate flashing kit proposed minimises the projection when compared to a standard flashing kit). Given the height and position of the roof light it is not considered that this projection would be apparent from the street and therefore the overall impact on the building and the wider conservation area would be minimal.

Conclusion

The alteration to the size and design of the roof light is considered to be non-material and would not be detrimental to the overall design and appearance of the building or the character and appearance of the Prescot Town Centre Conservation Area. The proposed amendment would be in compliance with Local Plan policies CS19 and CS20 and saved UDP policy DQ5.

Recommendation

The proposed amendment is non material and is hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/04/2025	4267_PR024	REV C8	GA ELEVATIONS SH4 PROPOSED
13/03/2025	4267_PR031	REV C9	GA SECTIONS SH1 PROPOSED
13/03/2025	4267_PR033	REV C9	GA SECTIONS SH3 PROPOSED
16/04/2025	4267_PR014	REV C5	ROOF PLAN
18/03/2025	4267_PR001	-	LOCATION PLAN

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

24/04/2025

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

Informatives

None

