

<u>APPLICATION NO:</u>	22/00466/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plot 3 - Land to south of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood,		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00466/REM (APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO HYBRID PLANNING PERMISSION 19/00521/HYB FOR THE ERECTION OF 318 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) AMENDMENTS SOUGHT TO THE FIRST AND SECOND FLOOR ELEVATIONS		

Site Description

The site subject of this non material application relates to the Redrow sites to the south of the East of Halewood development site. The site is currently under construction.

Proposal

The NMA seeks to amend the approved plans by making alterations to the first and second floor of all four apartment blocks (plots 458-466; 467-490; 491-505 and 506-514) in order to comply with building/fire regulations.

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

22/00466/REM: Application for approval of reserved matters pursuant to hybrid planning permission 19/00521/HYB for the erection of 318 no. dwellings and associated works - approval sought for layout, scale, appearance and landscaping. Planning permission granted 26th July 2023.

Assessment

The proposed amendments to the apartment blocks seek to extend the internal stairwell which is a necessary amendment to comply with Building Regulations. The effect externally is a slight extension to the first and second floors, which makes more of a feature of the front elevations of the apartment blocks.

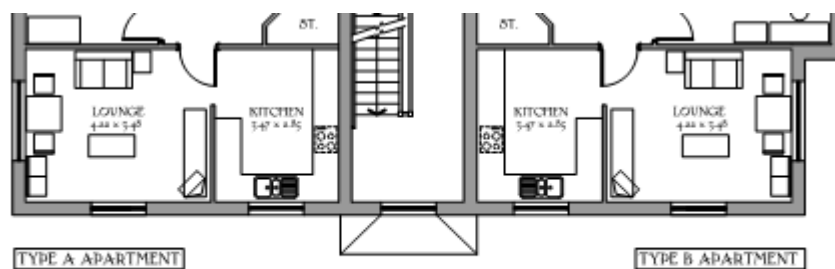
The proposed non material amendment is considered to be a positive amendment so the development and the proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development'.



Previously approved plan (plots 458-466)

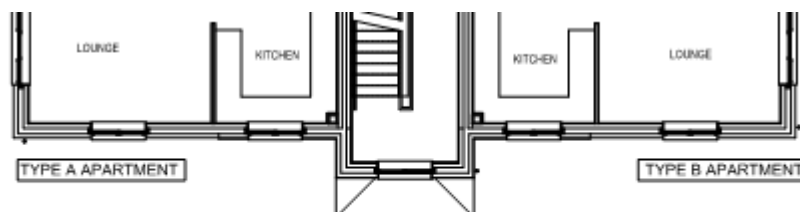


Proposed plans to increase the internal stairwell to comply with Building Regs(plots 458-466)



First Floor Plan

Previously approved plan (plots 458-466)



First Floor Plan

Proposed plans to increase the internal stairwell to comply with Building Regs (plots 458-466)

It has come to light during the consideration of the non material amendment that the approved plot numbers of the apartments under application 22/00466/REM vary from those submitted as part of the NMA. The plot numbers are correct on the 'Detailed Layout' plans under application 22/00466/REM. The floor plans for the apartments will be approved under this non material amendment with the correct plot numbers.

Policy considerations

The application complies with policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. There have been no material changes on policy that would affect the proposal.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered non material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non material amendment application be granted subject to:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/12/2023		Rev A	Halewood Apartments Plots 458-466 Sheets 1-5
08/12/2023		Rev A	Halewood Apartments Plots 458-466 Sheets 1-5
08/12/2023		Rev A	Halewood Apartments Plots 491-505 Sheets 1-5
08/12/2023		Rev A	Halewood Apartments Plots 506-514 Sheets 1-5

Signed Case Officer¹: **Jo Sheridan**

**Signed Authorising
Officer²:** **K Foster**

Date: **14 March 2024**

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