

Regeneration and Economic Development Department

APPLICATION NO: 21/00249/NMA

APPLICANT: John Doran

WARD AFFECTED: Roby

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00249/FUL (CONVERSION OF FORMER NURSING HOME TO FORM 6 NO. APARTMENTS TOGETHER WITH A SINGLE STOREY REAR EXTENSION) - AMENDMENT SOUGHT FOR EXTERNAL ALTERATIONS AND CHANGE OF 1NO 3 BED APARTMENT TO 1NO 2 BED APARTMENT

LOCATION OF SITE: Beechlands , 54 Church Road, Roby, Knowsley, L36 9TP

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks non-material amendments to a previously approved scheme relating to a semi-detached property previously used as a nursing home. In August 2021 planning permission was granted (21/00249/FUL) for the demolition of a single storey rear extension together with the erection of a single storey extension to the rear and conversion of the property to form six apartments. The proposed non-material amendments to the approved scheme are as follows: -

- The rear first floor flat going from three bedrooms to two and having a separate living room and kitchen rather than combined.
- The removal of the lift shaft, with the space incorporated into some flats.
- The removal of a second floor gable window to the flat in the converted loft.
- Ground levels shown lower to reflect what is on site as the approved drawings were inaccurate with regard the actual levels.
- Loss of a door on the side elevation replaced with a ground floor window, and the loss of a window at ground level.

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- The upper window on the side elevation of the two-storey element is shown further out than the approved scheme to reflect the situation on site, with the 2021 drawings having that window inaccurately plotted.

It was proposed that the rear extension be raised in height by 285mm, however it has been confirmed that this extension would be built in accordance with the approved scheme with no increase in height now proposed.

POLICY CONSIDERATIONS

The Local Planning Authority must have regards to whether the proposal would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the effect of the development on the visual and residential amenity of neighbours and the locality. The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The internal layout change of the rear first floor flat, together with the removal of the lift shaft, would have no impact on the design or appearance of the approved scheme. The removal of the second floor gable window, and ground floor window together with the replacement of the door with a window would have no material impact on the appearance of the building from the approved scheme. The land level and the first floor window position change reflect the situation on site rather than proposed works and as such would not cause additional impact on neighbouring properties or the locality. As such the application complies with Policies CS2 and CS19 of the Local Plan, and saved Policy H5 of the UDP.

HIGHWAYS

The proposal to reduce one of the approved flats from three bedrooms to two bedrooms does not raise highways issues or require an additional parking space, and the proposed parking would remain as previously approved.

RESIDENTIAL AMENITY

The application is for internal works, minor works to the appearance of the scheme and drawings which reflect the site in actuality. As such the proposals do not raise additional residential amenity concerns to those considered in the determination of the approved scheme including privacy. It may be argued that the proposed revisions could lead to a slight reduction in residential amenity impacts from that previously considered with the rear first floor flat reducing down to two bedrooms from the three bedroomed flat approved. The application complies therefore with Policies CS2 and CS19 of the Local Plan, and saved Policy H5 of the UDP.

CONCLUSION

As result of the proposals the overall appearance of the site would not be significantly different to that of the previously approved scheme and the impact on the visual and residential amenities of neighbouring properties and the area would be negligible. The amended application therefore constitutes a non-material amendment and would comply with relevant planning policies; it is consequently recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/04/2022	21.059 001	-	SITE PLAN/LOCATION PLAN
30/04/2022	21.059 003	-	PROPOSED FLOOR PLANS
15/09/2022	21.059 005	B	PROPOSED ELEVATIONS

Lee Osborne
20 September 2022

Alan Kilroe
20 September 2022

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