

<u>APPLICATION NO:</u>	22/00600/NMA	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	
<u>LOCATION:</u>	Land To The South Of Lickers Lane, Halsnead Garden Village, Whiston, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO PLANNING APPLICATION 22/00600/FUL (ERECTION OF 120 NO. DWELLINGS WITH 1 NO. VEHICULAR ACCESS OFF LICKERS LANE AND OTHER ASSOCIATED WORKS) TO CHANGE THE PORCH CANOPY FROM AN APEX TO A FLAT ROOF FOR THE MOUNTFORD, MYLNE HOUSE TYPES ON PLOTS 34, 35, AND 120		

Site Description

The application site lies north of the M62 and forms part of the northern parcel of land within Halsnead Garden Village (Halsnead). Halsnead is a strategic housing and employment development site, which will deliver approximately 1,600 homes and at least 22.5ha of employment land, together with new education and health provision, 33 hectares of strategic greenspace and a new Country Park.

The application under consideration relates to four plots on an application site (plots 34, 35 and 120) within a residential development granted permission for 120 dwellings and associated works . The overall residential development extends across approximately 3.4 hectares.

The residential site is bounded to the north by Lickers Lane, with residential properties lying further to the north. Sandfield Natural Play Centre and a woodland together with agricultural land forming part of the Halsnead allocation lying due east. Sandfield Park Local Wildlife Site lies to the north-east. Agricultural land (also forming part of the Halsnead allocation lies due south and west, with land to the west having been granted both outline consent and a reserved matters consent for the erection of 239 dwellings (under reference 23/02378/REM) currently under construction.

Proposal

This application is made under section 96A of the Town and Country Planning Act 1990. It seeks non-material amendment to the approved plans of the original planning permission granted 30 May 2024, reference 22/00600/FUL. The approved planning permission gives approval for the following:

Erection of 120 no. dwellings with 1 no. vehicular access off Lickers Lane and other associated works,

This application seeks amendments to the style of the canopies over entrance doors to the following plots / house types:

- Plots 34 and 35 – Focal Point Mylne Detached (Part Rendered)
- Plot 120 – Focal Point Mountford Detached (Plot 120)

The submitted application has since been revised to omit the amendment to the Focal Point Grainger house type on Plot 109.

Consultations

None required.

Representations

As this is an application to make a non-material amendment and not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

Whilst the local planning authority has discretion in whether and how they choose to inform other interested parties or seek their views, in this instance it is not considered necessary to consult.

Planning History

APP. NO:	22/00393/SO
PROPOSAL:	Environmental Impact Assessment (EIA) Scoping Opinion for the erection of 120 no. Residential dwellings with vehicular access points off Lickers Lane, public open space, landscaping, boundary treatments and other associated works.
Decision:	Advice
DECISION DATE:	18 August 2022
APP. NO:	22/00600/FUL
PROPOSAL:	Erection of 120 no. dwellings with 1 no. vehicular access off Lickers Lane and other associated works
DECISION:	Granted
DECISION DATE:	30 May 2024
APP. NO:	24/00344/DISCON
PROPOSAL:	Discharge of Condition 5 (Construction Management Plan), 6c (Materials Management Plan), 7 (Drainage), Condition 14 (Notice To Commence & Tree Protection Measures, 23 (Materials) And 25 (External Levels) Pertaining To Planning Application 22/00600/FUL.
DECISION:	Discharged
DECISION DATE:	23 January 2026

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.

ASSESSMENT

DESIGN AND LAYOUT

The proposal seeks to alter the canopy at the front of the dwellings on the houses on the plots detailed above. The approved plans show that each of the above house types have an apex roof canopy over the front entrance door. It is proposed to amend these canopies to replace them with a flat roof GRP canopy. The application indicates that the amendments are required as the apex canopies would create a gap behind the canopy due to the render on these house types in the location where canopies would be affixed.

The approved site layout is laid out in two character areas comprising Green Edge Character Area; and Urban Core Character Area. The Green Edge Character Area incorporates some arts and crafts detailing including canopy porches, traditional doors, stone cills and multi-paned windows. The Urban Core Character Area has a more modern feel with plain window openings and brick cills and header detailing. The two character areas on the approved layout add distinctiveness and a sense of place with the Green Edge Character Area being located adjacent to the woodland area overlooking a pocket park and the more modern designed houses located with the Urban Core forming the central area of the development.

Within the Green Edge area several plots are identified as 'Focal Point' plots. These 'Focal Point' house types are located at key nodal points across the approved development layout. The plots the subject of this application are identified as 'Focal Point' and are all within the Green Edge Character Area.

Whilst there are other approved house types within the development which incorporate flat roof canopies, they are contained within the Urban Core Character Area. The application plots are therefore flanked by house types with apex canopies on the front elevation.

In terms of the overall character of the approved development, the Focal Point plots and those within the Green Edge are intended to exhibit a higher standard of design

than those within the Urban Core. It is therefore necessary to consider whether the proposed alterations to the canopies as proposed would undermine the overall aesthetic and quality of the design, or otherwise detract from the intended character and appearance of the Green Edge Character Area / Focal Points across the development.

Given the minor nature of the proposed amendment, and noting that a style of flat roof canopies have been approved elsewhere within the development (albeit within the Urban Core), it is considered that the proposal would not result in a significant adverse impact on the visual amenity of the effected dwellings or the character area in which they would be located. The amendment is therefore considered acceptable and constitutes a non-material amendment.

HIGHWAYS

The proposal relates to minor design changes to the external appearance of identified plots / house types, and the proposed amendments would not have any impact on the layout and highway safety in general.

RESIDENTIAL AMENITY

It is considered that the proposal would not result in impacts on the residential amenities of residents / future occupiers which would be materially greater than the approved scheme.

In coming to this view regard has been given to the proposed style, appearance and dimensions of the canopies as amended.

COMBINED IMPACTS

The LPA must have regard to the effect of the proposed change made together with any previous changes made under section 96A (NMA). There have been no previous Non-Material Amendment applications granted for this site.

CONCLUSION

The amendments sought are minor in nature and it is considered that they are appropriate to be considered as a non-material amendment. The proposal is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

That the proposed amendment is non-material and should be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/04/2026	NWEST_LIN_TMYL011A_XX_D2_A_AS_FP405	Rev. 02	MYLNE - FOCAL POINT CHARACTER - R.H. SIDE ELEVATION
16/04/2026	NWEST_LIN_TMYL011A_XX_D2_A_AS_FP404	Rev. 01	MYLNE FOCAL POINT CHARACTER - R.H. SIDE ELEVATION (SECTION)
16/04/2026	NWEST_LIN_TMYL011A_XX_D2_A_AS_FP402	Rev. 03	MYLNE - FOCAL POINT CHARACTER - L.H. SIDE ELEVATION
16/04/2026	NWEST_LIN_TMYL011A_XX_D2_A_AS_FP401	Rev. 01	MYLNE - FOCAL POINT CHARACTER - FRONT ELEVATION
16/04/2026	NWEST_LIN_TMYL011A_XX_D2_A_AS_0303	Rev. 00	MYLNE - FOCAL POINT CHARACTER - SECTION A-A
16/04/2026	NWEST_LIN_TMOU011A_XX_D2_A_AS_FP404	Rev. 01	MOUNTFORD - FOCAL POINT CHARACTER - R.H SIDE ELEVATION
16/04/2026	NWEST_LIN_TMOU011A_XX_D2_A_AS_FP402	Rev. 01	MOUNTFORD - FOCAL POINT CHARACTER - L.H SIDE ELEVATION
16/04/2026	NWEST_LIN_TMOU011A_XX_D2_A_AS_FP401	Rev. 03	MOUNTFORD - FOCAL POINT CHARACTER - FRONT ELEVATION
16/04/2026	NWEST_LIN_TMOU011A_XX_D2_A_AS_0302	Rev. 00	MOUNTFORD -FOCAL POINT CHARACTER - SECTION A-A
16/04/2026	7680 - 52	Rev A.2	BRACKET 52 (SHEET 1 OF 1)
16/04/2026	3744-1	Rev C.5	1550MM COS DOOR CANOPY
16/04/2026	1211105	Rev A.4	FT1650 X 521MM DOOR CANOPY (SHEET 1 OF 1)
20/04/2026	-	-	PHOTOGRAPHS - CANOPY EXAMPLES

<u>Signed Case Officer¹:</u>	<u>M Wishart</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>22/04/2026</u>

Informatives

N/A

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