

Regeneration and Economic Development Department

APPLICATION NO: 18/00283/NMA3 **APPLICANT:** Bloor Homes North West

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT:

NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 18/00283/HYB TO ALLOW FOR AMENDMENT TO APPROVED PLANS RELATING TO PLOT HOUSE TYPES AND SITING COMPRISING; PLOT 111 AMENDED FROM BROOKE TO BEWDLEY, PLOT 115 AMENDED FROM LYTTLETON TO LAWRENCE, PLOT 117 AMENDED FROM BROOKE TO BEWDLEY, PLOT 119 AMENDED FROM MILTON TO MCQUEEN, PLOT 120 AMENDED FROM MILTON TO MCQUEEN, PLOT 123 AMENDED FROM BROOKE TO BEWDLEY; AND MINOR RE-SITING OF PLOT 114

LOCATION OF SITE:

Land North of M62 Motorway, Off Windy Arbor Road, (Halsnead), Whiston, Knowsley, L35 1RB

KNOWSLEY LOCAL PLAN ALLOCATION

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

As per the principal permission

TECHNICAL CONSULTATIONS:

None required.

NEIGHBOUR NOTIFICATION:

There is no statutory requirement to publicise NMAs. No representations have been received.

ARTICLE 35

The LPA 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 NPPF.

EQUALITIES ACT 2010

In formulating a recommendation on this application, the Local Planning Authority has considered the requirements of S149 of the Equalities Act 2010. Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;

- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In this case the proposed non-material amendment proposal is not anticipated to have any potential impact from an equality perspective.

SITE

The application site lies within a small part of the western part of Halsnead Garden Village (Halsnead) north of the M62. The site comprises a small area of former arable field. Windy Arbor Road and residential development lies to the west and north, woodland lies to the east and beyond this, lies Big Water Lake and Halsnead Park mobile home site. Access to the site is off Windy Arbor Road.

APPROVED DEVELOPMENT

The application seeks non-material amendments to the full element of a hybrid planning permission granted in March 2021, reference 18/00283/HYB. The full element of this planning permission gives approval for the following:-

Hybrid application comprising full application for erection of 123 no. dwellings, construction of vehicular/pedestrian accesses, laying out of public open space and associated works;

The outline element of the permission gave consent for the erection of up to 237 no. dwellings, car park and associated works.

Access to the site has been approved from a signal-controlled junction on Windy Arbor Road. The wider development is currently being built out with the access into the site having already been constructed. A large number of properties across the application site have already been constructed.

PROPOSAL

NON-MATERIAL AMENDMENT REFERENCE 18/00283/NMA3.

This application seeks approval of a number of non material amendments including:

1. Amendment to the approved plans to allow house type substitutions on a number of plots. These plots are as follows:
 - a) Plot 111 to be amended from a Brooke to a Bewdley;
 - b) Plot 115 to be amended from Lyttleton to Lawrence;
 - c) Plot 117 to be amended from Brooke to Bewdley;
 - d) Plot 119 to be amended from Milton to McQueen;
 - e) Plot 120 to be amended from Milton to McQueen;
 - f) Plot 123 to be amended from Brooke to Bewdley
2. Minor re-siting of the dwelling within plot 114 to accommodate the above house substitutions.

PLANNING HISTORY

18/00283/HYB - HYBRID APPLICATION COMPRISING FULL APPLICATION FOR ERECTION OF 123 NO. DWELLINGS, CONSTRUCTION OF VEHICULAR/PEDESTRIAN ACCESSES, LAYING OUT OF PUBLIC OPEN SPACE AND ASSOCIATED WORKS; OUTLINE APPLICATION FOR ERECTION OF UP TO 237 NO. DWELLINGS, CAR PARK AND ASSOCIATED WORKS (ACCESS INTO SITE TO BE CONSIDERED - ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL) – GRANTED IN MARCH 2021

22/00213/REM - RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE – GRANTED MAY 2023

18/00283/NMA - NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 18/00283/HYB TO ALLOW FOR AMENDMENT TO APPROVED PLANS RELATING TO PLOT HOUSE TYPES COMPRISING; PLOT 1 AMENDED FROM SHIRLEY TO LANGLEY, PLOT 2 AMENDED FROM LANGLEY TO WYATT, PLOT 3 AMENDED FROM BROOK TO LAWRENCE, PLOTS 5 AND 28 AMENDED FROM BROOK TO BURNS, PLOTS 33 AND 34 AMENDED FROM MILTON TO MAKENZIE, PLOTS 18, 32 AND 37 AMENDED FROM LYTTLETON TO LAWRENCE. NON-MATERIAL AMENDMENT TO VARY MATERIALS TOGETHER WITH THE ADDITION OF HALF RENDERED HOUSE TYPE VERSIONS FROM PLOTS 38 ONWARDS – GRANTED OCTOBER 2022

18/00283/NMA1 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00283/HYB TO VARY THE APPROVED MATERIALS LAYOUT PLAN – WITHDRAWN SEPTEMBER 2022

18/00283/NMA2 - NON-MATERIAL AMENDMENT TO PERMISSION 18/00283/HYB TO AMEND THE LOCATION OF PLOTS 64 AND 65 – GRANTED OCTOBER 2022

NON-MATERIAL CONSIDERATIONS

The proposal seeks to substitute house types across 6 plots within the development. In terms of the first plot substitutions (plot 111, 123 and 127), this house type is proposed to change from a Brooke to a Bewdley. In terms of the scale of the house type substitution the Bewdley is approximately the same dimensions in terms of width and length (give or take c0.2m) and the height of the Bewdley is approximately 0.4 higher than the Brooke.

In terms of the siting of the Bewdley within plot 111, it lies broadly the same distance from plot 81, mainly facing the junction, although the bay window to the lounge brings the lounge window to this elevation slightly closer to plot 81. However, the window looks out predominantly onto the junction.

The proposed Bewdley within plot 111 sits circa 0.3m closer to plots 97 and 98 at 12.2m rather than 12.5metres. The applicant has confirmed that plots 81, 97 and 98 are occupied. Plot 123 house substitution also sits approximately 0.3m closer to occupied plot 99 at a distance of 10.8m away.

In relation to plot 81, this lies on the opposite side of the road, across the junction from proposed house substitution plot 111. The impacts of the marginally higher ridge line and the siting are not considered to result in a material impact on the residential amenity of the occupiers of plot 81. In terms of the impacts of the proposed changes on plots 97, 98 and 99, the house substitutions at plots 111 and 123 bring the properties slightly closer in terms of the separation distances. The roof, being marginally higher than the previous house type, slopes away from the plots minimising impacts and the minor re-siting of the house substitutions, coming closer to the occupied adjacent properties by only circa 0.3metres is considered non-material. The applicant has confirmed in writing and on a screenshot that the new Bewdley house type is coming 0.3m closer to the existing occupied plots for the avoidance of doubt and robustness. Resulting impacts on residential amenity by the new house substitutions are considered to be non-material.

In terms of the window arrangement, the Bewdley introduces a projecting bay window to the lounge and an additional side elevation window to one of the bedrooms. However, these changes do not result in material increases in overlooking beyond the principal permission. As such, the house substitutions to plots 111 and 123 are deemed to result in non-material impacts on residential amenity to those existing occupiers and the proposed changes are considered to be non-material.

In relation to plot 115, this proposes to change from a Lyttleton to a Lawrence. The height and length are broadly the same in terms of their dimensions and the width is approximately 0.5m wider. However, the siting of this house type's longest dimension overlooks the junction and park/greenspace area in part and plot 319, which is approximately 18.8m away at its closest point. Although only a small portion of the elevation of plot 115 aligns with plot 139. The proposed plot substitution aligns with the adjacent plot 116 and lies the same distance away from plot 114 as was on the previously approved plans.

In terms of plot 117, the substitution overlooks greenspace to both the north and east, projecting by c2m beyond the rear elevation of plot 118 and lies 13.5m away from the side elevation of plot 116 which is the same as the previously approved plan. The projection along the boundary with the directly adjacent plot remains broadly the same.

In relation to plots 119 and 120, it is proposed to substitute the Milton with the McQueen. This house type is broadly the same (give or take 0.2m) in terms of the length (front elevation) and height with the McQueen 0.2m lower but the longest front elevation is approximately 1.9m larger, of which 1.4m is a single storey projecting element; the house type is wider by 0.5m at two storey level. This results in the new house type projecting further than the adjacent plots 121 and 118 by approximately 1.6m to the rear (of which 1.4m is single storey) and 0.2m to the front. The house type also projects slightly further towards plot 114 to the rear, coming closer by c1m due to the single storey element. The McQueen does not introduce increased elements of overlooking when compared to the Milton. Having regard to the fact that the plots around the proposed McQueen house types are not occupied and the dimensions and siting of the McQueen house substitutions, it

is considered that the proposal constitutes a non-material change. The re-siting of plot 114 is marginal and non-material to accommodate the changes.

POLICY CONSIDERATION

The application complies with the policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. The proposal is considered to align with the Supplementary Planning Guidance and Documents, in particular the Halsnead Garden Village Masterplan SPD. Regard has also been given to the Design Guide.

ACCESS AND CRIME PREVENTION

The proposed changes would have no material impact on the previously approved access nor would there be any detrimental impacts from a crime prevention perspective.

HIGHWAYS

The proposed amendments will not materially impact on parking or internal site movements, nor on highway safety in general, when compared with the existing approved scheme.

RESIDENTIAL AMENITY

Having regard to the siting and dimensions, it is considered that the proposals will result in non-material impacts on the residential amenities of local residents that are not materially greater than the existing approved scheme. In coming to this view regard has been given to the proposed dimensions of the house substitutions, intervening features such as roads, greenspace and junctions, siting of the proposed house substitutions and the location of windows in relation to overlooking and privacy. The proposal introduces non-material changes that do not introduce material impacts beyond what has approval already.

18/00283/NMA3 CONCLUSION

The proposals are considered to be non-material amendments and would be acceptable in terms of visual impact, highways impacts, design, residential amenity impacts and design/impacts on the character of the area.

COMBINED IMPACT OF NMAs (18/00238/NMA and 18/00283/NMA2)

There have been two previous NMAs granted for this site (references listed above). It is noted that the variation to the approved materials including the introduction of a half render to certain house types from plot 38 onwards has been included in the first NMA (18/00283/NMA) and as such 18/00283/NMA1 was withdrawn. The first NMA sought to amend the brick types proposed for the dwellings as well as introducing a half rendered approach to some of the rendered house types, and sought approval for a number of plot substitutions which are listed below:

- Plot 1 amended from Shirley to Langley;
- Plot 2 amended from Langley to Wyatt;
- Plot 3 amended from Brook to Lawrence;
- Plots 5 and 28 amended from Brook to Burns;
- Plots 33 and 34 amended from Milton to Makenzie;
- Plots 18, 32 and 37 amended from Lyttleton to Lawrence.

The first non-material amendment (18/00283/NMA) also sought approval to implement a half rendered approach to the previously approved full rendered dwellings from plot 38 onwards. The brick types approved under the first NMA were a red multi brick type which were considered to be in keeping with the character of the area. The first NMA was considered to result in non-material changes to the principal permission.

The second NMA sought to make minor changes to the siting of plots 64 and 65 which were repositioned and the parking realigned to provide sufficient space to the side of plot 64 to accommodate a drain that runs alongside this plot. The proposed changes did not materially impact beyond any site boundaries nor materially impact on visual amenity, character of the area, residential amenity impacts, parking standards, highways impacts and landscape impacts beyond the principal permission. In coming to this view regard was given to the siting of residential properties which are a substantial distance away from the proposed plot changes and the numerous intervening features between plots 64 and 65 and the nearest residential property. This non-material amendment plot repositioning included the site layout plan, an updated materials layout plan relating to plots 64 and 65, an updated boundary treatment plan relating to plots 64 and 65 only to reflect the minor repositioning of the plot boundaries.

The second NMA also included slight changes to the layout/siting of the gas governor and substation. The proposed minor re-siting revisions were also considered to be non-material in nature. When considering the scale of the proposed amendments in relation to the overall scheme, they were found to be non-material.

When taking the above proposed changes approved under references 18/00283/NMA and 18/00283/NMA2 in combination with this third NMA (18/00283/NMA3) which seeks to introduce a further 6 house substitutions and some minor layout changes to re-site plot 114, alongside the 10 house substitutions within the first NMA, the minor changes and the additional layout changes including those within the second NMA, it is still considered that the combined impact of the changes are non-material in nature. The proposal, incorporating all the non-material changes to date, would not have impacts that would result in material changes over and above the principal permission when considered alone and in combination, having particular regard to visual amenity

impacts, residential amenity impacts, highways impacts, landscape impacts and additional environmental impacts. As such it is considered that this non-material amendment be approved.

RECOMMENDATION:

The development shall be carried out in accordance with the approved plans and conditions attached to the hybrid planning permission issued under reference 18/00283/HYB except where superseded by non-material amendment references 18/00283/NMA, 18/00283/NMA2 and the plans listed below in schedule 1 of this decision notice:

SCHEDULE 1

Lawrence CLA Render, drawing no. 301.PL-02

Bewdley CLA Brick, drawing no. 412.PL-01

Bewdley Floor Plans, drawing no. 412.pl-09

Bewdley CLA Render, drawing no. 412.PL-02

Bewdley Floor Plans, drawing no. 412.PL-09

Heaton Tudor, drawing no. 487.PL-03

McQueen CLA Brick, drawing no. 315SM_315SM-1.PL-01

McQueen Floor Plans, drawing no. 315SM_315SM-1.PL-01

Substitution Layout, drawing no. NW056-PD-1004

Site Layout, drawing no. NW056-PD-1001

Location Plan, drawing no. NW056-PD-1002

Email received from Mr R Wilson dated 20.8.25 which includes dimensions to existing plots

Reason: For the avoidance of doubt.

Signed Case Officer¹:

C Appleyard

**Signed Authorising
Officer²:**

A Kilroe

Date:

20 August 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

