

<u>APPLICATION NO:</u>	21/00783/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Land Adjacent to 35 Greenes Road, Whiston		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00783/FUL (ERECTION OF 22 NO. APARTMENTS AND ASSOCIATED PARKING AND LANDSCAPING) - AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO BIN / CYCLE STORAGE AND CHANGES TO WINDOWS		

Site Description

The site subject of the application is land to the south west of the junction of Greene's Road and Paradise Lane, Whiston. The site is currently vacant with all former buildings now demolished. The site is bounded to the north by Greene's Lane and to the east by Paradise Lane. To the south lies a public car park for visitors to Stadt Moers Park. To the west of the site is the residential property is 35 Greene's Road which is included in this application's red line.

The original application sought the erection of 22 apartments and associated parking and landscaping. The apartments are two storey in scale. The developer proposes to deliver 100% of the housing proposed as affordable housing to be let as an Affordable Rent tenure (80% of Market Rent inclusive of any service charge).

Proposal

This non material amendment seeks to make the following amendments:

- Revised bin storage
- Revised cycle storage
- Amendments to windows

Consultations

No consultations required.

Representations

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

Planning History

21/00783/FUL: Erection of 22 no. apartments and associated parking and landscaping. Granted 21/07/2022.

Assessment

Revised bin storage:

The internal bin store in Block A is proposed to be removed inside of Block A and placed in front of Block A. This will result in an amended elevation to Block A – see amendments to windows.

The applicant has confirmed that the bins in front of Block A will be screened by a 1.1m high timber fence. Amended elevations have been received during the consideration of this NMA illustrating the timber fence.

An additional bin store is to be sited to the southeast corner of the site and accessed via Paradise Lane.

During the consideration of this NMA, details of the elevations of the bin store were requested and submitted. The elevation illustrates that the bin store will be of a timber construction. This is acceptable and would be appropriate to this development and the wider streetscene.

Revised cycle storage:

The cycle store is located to the western boundary of the site (12 spaces) and within Block B (12 spaces). This nonmaterial amendment seeks to remove the storage from within Block B and have 24 spaces located within a store on the western boundary. This will result in an amended elevation to Block B – see amendments to windows.

During the consideration of this NMA, details of the elevations of the cycle store were requested and submitted. The elevation illustrates that the cycle store will be of a timber construction. This is acceptable and would be appropriate to this development and the wider streetscene.

Amendments to windows:

- Block A – removal of a pair of doors which were serving an internal bin store and replaced with two windows.
- Block B -removal of cycle store and double door and replace with two windows.

The amendments to the elevations of Blocks A and B are acceptable and provide a slight increase in the internal living area of the affected apartments. The elevations are more in keeping with a traditional elevation of a residential property having removed the double doors. This amendment is acceptable.

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
12/05/2023	417-1-PLN-003	REV E	PROPOSED SITE PLAN
12/05/2023	417-1-PLN-006	REV C	BLOCK A PROPOSED ELEVATIONS
10/04/2023	417-4-PLN-008	REV C	BLOCK A PROPOSED FLOOR PLANS
10/04/2023	417-1-PLN-010	REV B	BLOCK B PROPOSED ELEVATIONS
10/04/2023	417-1-PLN-004	REV C	BLOCK B PROPOSED FLOOR PLANS
10/05/2023	417-1-PLN-023	REV #	CYCLE SHELTER AND BIN STORE ELEVATIONS
12/05/2023	----	----	WHEELIE BINS (PLOT ADJACENT TO 35 GREENES ROAD)

Signed Case Officer¹:

Jo Sheridan

**Signed Authorising
Officer²:**

K Foster

Date:

16 March 2023

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

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