

Regeneration and Economic Development Department

APPLICATION NO: 17/00788/NMA **APPLICANT:** Mr Patrick Holt And Miss Megan Darcy

WARD AFFECTED: Cherryfield

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 17/00788/FUL (ERECTION OF 1 NO. DETACHED DWELLING WITH ASSOCIATED WORKS AND ACCESS OFF FIELD LANE) - AMENDMENT SOUGHT TO ALLOW CHANGES TO ELEVATIONS COMPRISING ALTERATIONS TO FRONT ELEVATION INCLUDING REVISED WINDOW DESIGN AND PARTIAL CLADDING TOGETHER WITH THE ADDITION OF 4NO WINDOWS TO SIDE/REAR ELEVATION

LOCATION OF SITE: Land Adjacent To Lynton, Moor Lane And , 6 Field Lane, Fazakerley, L10 0AG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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:

N/A – applications for a non-material amendment under Section 96A of the 1990 Act are not applications for planning permission. They are not therefore subject to any publicity requirements.

ARTICLE 35

The Local Planning Authority 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 National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 17/00788/FUL for the erection of one detached dwelling with associated works and access off Field Lane. Approval is subsequently sought to make several amendments to the design.

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PS/DC/OP04/05	003	23/9/02

This includes the alteration of the window formation in the principal elevation and relocation of the doorway onto the side of the two-storey gable feature to the front. The two-storey forward projecting section is also proposed to be increase by 0.2m in width, with the addition of composite cladding on this section at first floor. A small forward facing gable feature is also proposed to the roof form over the single storey side element.

Finally, the amendments include altering the openings in the north facing side elevation. Four slim line windows are proposed at ground floor, rather than the single window and doorway at ground floor and the single window at first floor, which was previously approved.

POLICY CONSIDERATION

The original scheme for a new dwelling was assessed against a number of policies and of particular relevance CS2 and CS19 of the Local Plan Core Strategy (2016 and saved policies H5 of the UDP (2006) are key in assessing the proposed alterations to the overall design.

The local Planning Authority must have regards to whether the amendment 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 material effects of the development on the character of the street scene and residential amenity.

ASSESSMENT

The overall form and bulk of the dwelling would largely appear the same, when viewed from the street, apart from a 0.2m increase in width of the two storey forward projecting element and the addition gable feature on the roof over the single storey element, which would echo the design on the two-storey section and create a larger window. This would only create a minimal increase in the footprint of the building, which is towards the centre of the site and thus not cause any harm to the adjacent dwelling.

The amendments would create a full height glazed feature in the two-storey forward projection, with first floor cladding on this section. It would also increase the size of the ground floor window. The alterations would impact on the appearance of the front elevation. However, there is a verity of housing types and designs within the immediate vicinity of the site. As such it is not considered that the altered design would appear out of keeping with the character of the area. During the assessment of the initial proposal, it was considered that adequate interface distance would be retained to all the surrounding dwellings, therefore the increased level of glazing in the front elevation would not cause any undue harm to their amenity.

The amendments include four ground floor windows in the north facing side elevation, instead of a single window and doorway as originally proposed. These would face towards the boundary and side elevation of the property known as Lynton, which does not have any opening in the facing elevation. Given that they are ground floor windows they would be screened by the boundary treatment and it is not considered that their addition would infringe on the privacy of the adjacent dwelling. The amended also proposes to remove the opaque first floor window in this side elevation. It is concluded that the amendments would not have any increased impact on the overall amenity levels of the surrounding residents compared to the previous approval.

Overall, it is not considered that the amendments would result in a dwelling significantly different to that which was previously approved and the alterations to the design would not appear out of keeping with the character of the area. They therefore would not constitute a material change from the previously approved permission.

CONCLUSION

As result of the proposed amendment, the overall appearance of the dwelling would not be significantly different to that which was previously approved and the impact on the character of the street and the residential amenity of the surrounding residents would be comparable. The application therefore constitutes a non-material amendment and would comply with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

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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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/05/2021	1487/SK/02 Rev.B	-	PROPOSED FLOOR PLANS
25/05/2021	1487/SK/03 Rev.B	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

24 June 2021

Alan Kilroe

24 June 2021

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