

Regeneration and Economic Development Department

APPLICATION NO: 20/00611/NMA

APPLICANT: Forhousing

WARD AFFECTED: Stockbridge

DEVELOPMENT: NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00611/FUL (PART CONVERSION OF THE GROUND FLOOR OF 3 NO. APARTMENT BLOCKS TO FORM 9 NO. DWELLINGS TOGETHER WITH EXTERNAL WORKS INCLUDING INSTALLATION OF BALCONY ENCLOSURES, ADDITIONAL CAR PARKING AND OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED DWELLING TYPES PLANS TO ALL ONE DWELLING TYPE, ALL ACCESSED EXTERNALLY WITH PRIVATE ACCESSES, AMENDED ELEVATIONS TOGETHER WITH ADDITIONAL 2NO MOTOR CYCLE PARKING SPACES AND A GROUND ANCHOR.

LOCATION OF SITE: Firsraig, Mossraig And Whincraig Apartment Blocks, Little Moss Hey, Stockbridge Village, Knowsley, L28 5RT,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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:

Knowsley Parish Council - No comments received.

Merseyside Fire Brigade - No objections in principle.

Highway Authority - No objections in principle.

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 20/00611/FUL, for the following works to three tower blocks within Stockbridge Village:-

- i) Conversion of existing storage areas to new ground floor flats.
- ii) Car parking remodelled to increase the number of spaces including the provision of a further 13 disabled persons spaces and 2 general parking spaces.
- iii) Improvements to external works to provide level access.

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- iv) New entrance canopy and doors.
- v) Additional lighting to car park and footpaths; and
- vi) New balcony enclosures to all upper level flats.

Approval is sought for minor amendments to the layout of the ground floor of the buildings and their appearance together with some changes to the approved external works comprising improvements to parking areas.

POLICY CONSIDERATIONS

The application complies with Policies of the Core Strategy and saved Policies H5, DQ4 and ENV2 of the UDP.

The original scheme was assessed against Policies CS2, CS7, CS19 and CS21 of the Core Strategy (2016) and saved policies H5, H8, DQ4 and ENV2 of the UDP (2006).

The Local Planning Authority must have regard to whether the amendment would present a material change from the previously approved permission and what material effects it would have. The principle considerations for this application relate to the material effects of the development on the character of the street scene and residential amenity.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed amendments would be viewable from public areas and therefore, consideration must be given to the impact of the amendment on the character of the street scene. The changes relate to three large apartment blocks and in the context of those buildings represent minor changes to the approved changes which would not materially affect their appearance. Proposed revisions to the parking include an additional 2 motorcycle parking spaces and a ground anchor to replace a car parking space and would not be materially different visually to the approved scheme.

Overall, the proposed amendment would not constitute a material change from the previously approved permission and would therefore be acceptable with regards to design.

HIGHWAYS

A car parking space would be replaced by 2 motorcycle parking spaces and an anchor point, plus some additional minor works. The changes would not impact materially on parking but would offer some parking for another transport type other than cars. The Council's Highways Engineer has no objections to the application and consequently that changes would not have a material effect on the highways impacts of the development.

RESIDENTIAL AMENITY

Given the nature of the proposed alterations the amended proposal would not have a materially different effect to the previously approved proposal and would not significantly impact on nearby neighbouring properties including existing residential properties within the tower blocks.

CONCLUSION

The effect of the proposed amendments on the character of the street scene and residential amenity would not result in any significant material difference to the original scheme. The application therefore constitutes a non-material amendment and would comply with the relevant planning policies and is therefore recommended for approval.

RECOMMENDATION:

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

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- 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
13/04/2021	L00A	-	Location Plan
13/04/2021	L10C	-	Mossraig proposed Ground Floor Plan
13/04/2021	L11C	-	Whinsraig Proposed Ground Floor Plan
13/04/2021	L12B	-	Fircraig Proposed Ground Floor Plan
13/04/2021	L19A	-	Mossraig Proposed Elevations
13/04/2021	L20A	-	Whincraig Proposed Elevations
13/04/2021	L21A	-	Fircraig Proposed Elevations

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 Merseyside Fire and Rescue Service

Lee Osborne

9 August 2021

Alan Kilroe
9 August 2021

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