

Regeneration and Economic Development Department

APPLICATION NO: 20/00610/NMA

APPLICANT: Forhousing

WARD AFFECTED: Stockbridge

DEVELOPMENT: NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00610/FUL (PART CONVERSION OF THE GROUND FLOOR OF 2 NO. APARTMENT BLOCKS TO FORM 6 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: Denecliff & Merecliff Apartment Blocks, Pool Hey, Stockbridge Village, Knowsley, L28 5RE

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:

Merseyside Fire Brigade - No objections - Request informative on any decision notice.

Highway Authority - No objection.

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application is for a non-material amendment following the grant of planning permission 20/00610/FUL, for Changes to approved dwelling types, amended elevations, together with additional 2no motor cycle parking space and a ground anchor.

POLICY CONSIDERATIONS

The application complies with the Core Strategy policies CS2, CS7 and CS19 and saved Policy H5, of the UDP.

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 Apartment blocks, include elevation changes and amendments to the entrances of the buildings. The changes would be minor in scale and would not harm the streetscene or character of the building.

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):-

- 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/03/2021	L22A	A	Proposed Elevations Deneclif
31/03/2021	L13B	B	Proposed Ground Floor Plan Deneclif
31/03/2021	L14B	B	Proposed Ground Floor Plan Mereclif
13/08/2021	L23A	A	Proposed Elevations Mereclif
31/03/2021	LO4C	C	Proposed Site Plan
12/04/2021	L00B	-	Location Plan

Informatives

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

Andrew Hunt

12 August 2021

Alan Kilroe

13 August 2021

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