

<u>APPLICATION NO:</u>	24/00480/NMA	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	10 Lloyd Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 24/00480/FUL (ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION WITH EXTERNAL LANDSCAPING WORKS.) FOR THE INSTALLATION OF 2 NO. ROOF LANTERNS TO REAR EXTENSION FLAT ROOF AND ALTERATION TO WINDOW OF THE EAST-FACING SIDE ELEVATION		

Site Description

The application site is located at 10 Lloyd Road, Prescot and is located within a Primarily Residential Area in the Local Plan Policies Map. The application property is a two-storey detached dwellinghouse.

Proposal

The proposal is for a non-material amendment following the grant of planning permission 24/00480/FUL (Erection of a single storey side and rear extension with external landscaping works). The application seeks a non-material amendment to that planning permission for the addition and installation of 2 no. roof lanterns to the rear extension flat roof and alteration to window of the east-facing side elevation.

The 2 no. roof lanterns would measure 2.2m in width and 1.2m in depth and attain a height of 0.9m.

The window installed to the east-facing side elevation would measure to a height of 2.3m from ground level with a width of 0.9m.

Consultations

N/A.

Representations

N/A.

Planning History

APP. NO: 24/00480/FUL

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION WITH EXTERNAL LANDSCAPING WORKS

DECISION: GRANTED

DECISION DATE: 26 November 2024

Assessment

The primary consideration for this NMA pertains to the addition and installation of the two roof lanterns to the rear extension flat roof and whether this would have any material impact. The submitted plans show that the proposed roof lanterns would be largely screened by the parapet wall of the rear extension. The lanterns would be 0.1m taller above this parapet wall and subsequently would have a very minor, almost negligible presence or visual impact; their addition would not be deemed to result in any material change to the parent planning permission.

The proposed window to the east-facing side elevation would be extended at the bottom, however, the total height would remain as previously approved, at 2.3m tall, whilst the width would be reduced; previously this was 2.1m and would now be 0.9m with brick walling replacing the reduced width of this window. This change to the windows would not raise any greater amenity concerns as any potential for harm to amenity and privacy would be lessened or equivalent to the previously approved.

The LPA is satisfied that the proposed changes would not result in any significant change to which it would result in a material change to the originally granted permission on this occasion.

Conclusion

The contents of the application would not result in any significant change to the original planning permission and the changes sought would not be considered a material change or amendment to the scheme and would comply with the listed policy requirements. The proposed amendments would be acceptable in their visual appearance and would not have any greater impact on residential amenities than the previously approved scheme or any impact on the highway. Therefore, the application is recommended for approval.

Recommendation

The proposals are considered to be non-material and are hereby granted subject to the three condition(s) of the original permission (24/00480/FUL) and the one condition of this (24/00480/NMA) application.

1. The development must be undertaken in accordance with the approved plans on the original application (24/00480/FUL), except were amended by the hereby approved plans contained within Schedule 1 for 24/00480/NMA. 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.

Reason: for the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/04/2025	LloydRd/Ext/T/01/Con	REV 10/1	EXISTING AND PROPOSED PLANS AND ELEVATIONS
04/04/2025	LloydRd/Ext/T/06/Con	REV 10/01	EXISTING AND PROPOSED FLOOR PLANS
04/04/2025	LloydRd/Ext/T/04/Con	REV 10/01	PROPOSED LAYOUT – LANDSCAPE PLAN
04/04/2025	LloydRd/Ext/T/06/Con	REV 10/01	EXISTING AND PROPOSED BLOCK PLAN
21/05/2025	-	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 27/05/2025

Informatives

N/A.

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