

Regeneration and Economic Development Department

APPLICATION NO: 19/00297/NMA **APPLICANT:** Vistry Partnerships North West

WARD AFFECTED: Prescott North

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00297/NMA (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING CHANGES TO CILL HEIGHTS ON WINDOWS TO INDIVIDUAL DWELLINGS , ALTERATIONS TO WINDOW DETAIL TO ALLOW FOR MEANS OF ESCAPE AND MINOR AMENDMENTS TO ROOFLINES ON CERTAIN PLOTS.

LOCATION OF SITE: Land Adjacent To Existing Watch Factory Building , Bookbinders Lane, Prescott, Liverpool, Knowsley, L34 2TJ,

KNOWSLEY LOCAL PLAN ALLOCATION – Part primarily residential and Part primarily industrial areas.

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development
National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received
None Required

NEIGHBOUR NOTIFICATION:

Not Required

ARTICLE 35

N/A

Planning History

APP. NO: 19/00297/FUL
PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.
DECISION: PER
DECISION DATE: 24 March 2020

APP. NO: 19/00297/NMA1
PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00297/NMA (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN

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DECISION:

TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING CHANGES OF BLOCK PAVING TO NON ADOPTED AREAS TO TARMAC PENDING CONSIDERATION

ISSUES AND ASSESSMENT:

Proposal

This application refers to a new residential development currently under construction at the Former Watch Factory site and adjacent land at Bookbinders Lane, Prescot.

This application is for a non – material amendment seeking consent to change the cill heights to windows, alteration to the position, design and size of some windows and alterations to some roof heights of the individual dwellings. No changes to the apartment blocks are proposed under this application.

Policy Considerations

The proposed amendments to the approved plans would in in accordance with Local Plan policy CS19 and guidance in NPPF (2021).

Design Considerations

The increase in cill heights, relate to kitchen and bathroom windows behind a spandrel due to the NHBC saying there was a risk of condensation in those scenarios therefore ultimately they would not be willing to provide warranties on those plots. The changes in the cill heights would be upto a maximum of 0.7m difference on the rear elevations. Some windows are also revised in size to accommodate a satisfactory means of escape window. The changes to cill heights would apply to all dwelling types.

The increase in roof heights amount to a maximum of 0.3m. This relates only to the following dwellings types which had differing roof heights such as house types B1and CK..

Dwelling type CK is a pair of semis which are proposed to plots 75/76 and 49/50 at the junction of Grosvenor Road and Cross Street. As approved there was a difference of 0.5m in roof heights between the two house types (C and K) in order to accommodate additional roof space accommodation in house type K. It is now proposed to reduce the roof height of house type C and increase the roof height of roof type K (by 0.3m) which would result in a difference of 1.3m between the roof heights. Given that plot K would be a corner property and this house type is at a road junction it would lend itself to be a more prominent dwelling and the roof height difference in this instance is considered acceptable.

The changes proposed to the design of the dwellings are considered to be acceptable and can be considered as a non- material amendment to the approved planning permission.

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Conclusion and Reason for Decision

The alterations to the dwellings proposed are considered to be non-material and are considered to be acceptable in terms of design and appearance of the dwellings and would be in compliance with Local Plan Policy CS19.

RECOMMENDATION:

That the non- material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/03/2020	1125A-DR-000	-	LOCATION PLAN
09/08/2021	1125.A.SK.066	-	FLOOR PLANS AND ELEVATIONS BLOCK F
09/08/2021	1125.A.SK.065	-	FLOOR PLANS BLOCK CK
09/08/2021	1125.A.SK.064	-	ELEVATIONS BLOCK CK
09/08/2021	1125.A.SK.063	-	FLOOR PLANS AND ELEVATIONS BLOCK JJ
09/08/2021	1125.A.SK.062	-	FLOOR PLANS AND ELEVATIONS BLOCK HH
09/08/2021	1125.A.SK.061	-	FLOOR PLANS AND ELEVATIONS BLOCK EF
09/08/2021	1125.A.SK.060	-	FLOOR PLANS AND ELEVATIONS BLOCK DD
09/08/2021	1125.A.SK.059	-	FLOOR PLANS AND ELEVATIONS BLOCK CE
09/08/2021	1125.A.SK.058	-	FLOOR PLANS AND ELEVATIONS BLOCK CD OPTION 2
09/08/2021	1125.A.SK.057	-	FLOOR PLANS AND ELEVATIONS BLOCK CD OPTION 1
09/08/2021	1125.A.SK.056	-	FLOOR PLANS AND ELEVATIONS BLOCK CC OPTION 3
09/08/2021	1125.A.SK.055	-	FLOOR PLANS AND ELEVATIONS BLOCK CC OPTION 2
09/08/2021	1125.A.SK.054	-	FLOOR PLANS AND ELEVATIONS BLOCK CC OPTION 1
09/08/2021	1125.A.SK.053	-	FLOOR PLANS AND ELEVATIONS BLOCK B1
09/08/2021	1125.A.SK.052	-	FLOOR PLANS AND ELEVATIONS BLOCK BB
09/08/2021	1125.A.SK.051	-	FLOOR PLANS AND ELEVATIONS BLOCK AB
09/08/2021	1125.A.SK.050	-	FLOOR PLANS AND ELEVATIONS BLOCK AA

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

None

Mark Quinn

17 November 2021

Alan Kilroe

17 November 2021

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