

APPLICATION NO: 22/00355/NMA **CASE OFFICER:** John Fleming

WARD: Halewood Council Town **PARISH:** Halewood North

LOCATION: Valleyfield, North End Lane, Halewood, Knowsley, L26 5QB

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00355/FUL (DEMOLITION OF DWELLING AND DETACHED GARAGE AND THE ERECTION OF 1NO. DWELLING WITH INTEGRAL GARAGE TOGETHER WITH OTHER ASSOCIATED WORKS) TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING REDUCTION OF GARAGE DOOR OPEN, ALTERATION TO WINDOW ARRANGEMENT AT REAR ELEVATION AND SIDE ELEVATION TOGETHER WITH 1NO. ADDITIONAL WINDOW AND AMENDMENT TO MATERIALS

Site Description

The plot is located at the end of North End Lane which is typically characterised by predominantly detached properties with the exception of the immediate neighbouring properties which are semi-detached. The materiality, scale and architectural style of existing houses located on the street scene vary in style in terms of materials and types of brick, render and timber.

Following the grant of planning permission under application reference 22/00355/FUL, the original dwelling house has since been demolished with foundations and steelwork having since been erected.

Proposal

The application proposals seek to make amendments to the approved plans associated with application reference 22/00355/FUL. The amendment relates to the following aspects:

- Reduction of garage door opening and area of adjacent cladding extended.
- Materials amended concerning cladding to lead cladding to match flashing material elsewhere.
- Alterations to rear elevation consisting of 1no. additional window to the rear dormer and reduced in height from 1.8m to 1.55m due to construction detailing. Large gable window opening replaced by 1no. sliding door to match ground floor door and small opening window together with the introduction of cladding. 3no. sky lights omitted and 3no. narrow windows replaced with 1no. opening window.
- Internal alterations regarding garage arrangement at ground floor and first floor shower room and bedrooms have been repositioned within the proposed footprint.

The proposed changes are required on account of cost saving measures required due to the escalation of construction costs resulting in the original design becoming

no-longer financially viable.

Consultations

No consultations required.

Representations

No representations required. The application is for a non-material amendment to application reference 22/00355/FUL.

Planning History

Reference: 22/00355/FUL - Demolition of dwelling and detached garage and the erection of 1no. dwelling with integral garage together with other associated works. Granted 16th September 2022.

Reference: 22/00258/FUL – Demolition of existing two storey dwelling and associated detached garage and erection of replacement two storey dwelling together with associated two storey building comprising garage to ground floor and first floor residential annexe above. Application withdrawn 21s March 2022.

Reference: 74/10590/HIST – Erection of conservatory to side of dwelling. Granted 26th November 1987.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design and Residential Amenity

Front elevation

The original plans allowed for a double garage with an opening of 4.54m in width. This has been reduced to 2.01 width with the cladding being extended across this distance. The use of cladding would maintain the perception of the original design aesthetic and is considered acceptable in terms of design.

Rear elevation

The window arrangement at the dormer would assist in providing a symmetry to the overall design of the proposals. The three existing windows have been reduced in size and now measure 73m width by 1.26m height. The proposed window arrangement would assist in providing symmetry to the overall design.

Although the internal floor layout has been slightly altered the introduction of a new window is considered a non-material amendment in this instance owing to the

existing window located at the rear elevation and would not overlook into neighbouring properties beyond what has already been permitted. In addition, the facing materials at the side and rear elevations have been amended to vertical seam cladding in lead sheet. This offers an improvement to the design aesthetic of the building over what was originally proposed and is considered acceptable.

The internal arrangement to the first floor does not increase the overall footprint and is therefore a non-material change.

The gable window arrangement removes the apex window in favour of a more traditional window/door arrangement and new brick face in lieu of the triangular glazed windowpane. This amendment still retains the aesthetic of what was previously proposed and is in line with the window arrangement serving the dormer.

The changes to the ground floor level living room would result in the removal of 3no. Velux windows together with 3no. linear windows which measured collectively 1.38m width by 1.95m height and replaced with 1no. window measuring 1.18m width by 1.56m height. Although the opening is larger it would match the proposed window arrangement in terms of style and type and would only marginally measure .18m wider than the original plans. It is considered that this amendment is non-material given the fact that windows were previously proposed to serve this habitable room. In addition, there would be no adverse impacts to residential amenity. Whilst this opening is larger than the combination of the three windows previously proposed it is sited at the far extent of the dwelling house and would not provide any new views in neighbouring properties.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) The development shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and any plans and conditions attached to planning permission issued under reference 22/00355/FUL except were superseded by this decision notice.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.11.2023	1305-111	REV C	PROPOSED GROUND FLOOR PLAN
10.11.2023	1305-112	REV C	PROPOSED FIRST FLOOR PLAN
10.11.2023	1305-210	REV E	PROPOSED ELEVATIONS A AND B
10.11.2023	1305-211	REV D	PROPOSED ELEVATIONS C AND D

Signed Case Officer¹:

John Fleming

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.

**Signed Authorising
Officer²:**

K Foster

Date:

20 November 2023

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.

