

<u>APPLICATION NO:</u>	22/00711/NMA	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plantation Primary School, Hollies Road, Halewood		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00711/KMBC1 (ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING SCHOOL TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR CLASSROOM BUILDINGS , 3M HIGH TEMPORARY BALL STOP NETTING AND CREATION OF HARDSTANDING AREA TO REAR) AMENDMENT SOUGHT TO REDUCE THE DEPTH AND WIDTH OF THE PROPOSED EXTENSION.		

Site Description

The application site comprises 2.74ha of land and buildings, located on the western side of Hollies Road, Halewood. The site includes, part single, part two storey school buildings, car parking area, playground and play area, multi-use games area (MUGA), school playing fields and landscaped/woodland areas.

The site is bounded by existing residential development to the northern and western boundaries (Crantock Close and Trispen Close respectively) and also on the eastern side of Hollies Road. An area of open space and woodland to the south of the site separates the school from the railway line.

Proposal

This application is for a non-material amendment to reduce the depth and width of the proposed two storey rear extension. The depth of the extension would be reduced by 1.29m and the width would be reduced by 0.63m

Due to the minor nature of the proposals the amendment would not result in any noticeable changes to the elevations.

Consultations

Non Required

Representations

Not Applicable

Planning History

22/00711/KMBC1 - ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING SCHOOL TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR CLASSROOM BUILDINGS, 3M HIGH TEMPORARY BALL STOP NETTING, AND CREATION OF HARDSTANDING AREA TO NORTHERN BOUNDARY. APPROVED 27/03/2023

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

Article 35 Statement

Not applicable

Assessment

This application has been submitted to address a discrepancy in the approved drawings. The drawings show the depth of the proposed rear extension to be 1.29m too long and the width 0.63m too wide.

The revised elevations and floor plans seek to address this discrepancy. The number of windows and doors would remain unchanged.

The amendment would result in no conflict with any relevant planning policies (in particular Local Plan Policy CS19).

Conclusion

The amendments proposed are to correct discrepancies in the approved drawings and are considered to be non-material.

Recommendation

That the non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/11/2023	2379-02-05-001	REV 01	PROPOSED ELEVATIONS
13/11/2023	2379-03-02-003	REV 01	PROPOSED GF PLAN
13/11/2023	2379-03-02-004	REV 01	PROPOSED FF PLAN

Signed Case Officer¹:

Mark Quinn

Signed Authorising
Officer²:

K Foster

Date:

12 December 2023

Informatives

None

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

