

Regeneration and Economic Development Department

APPLICATION NO: 20/00791/NMA

APPLICANT: Mr Higham

WARD AFFECTED: Shevington

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 20/00791/FUL (ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH CONVERSION OF GARAGE TO FORM HABITABLE ROOM) - AMENDMENT SOUGHT TO ALLOW ADDITION OF A HIGH LEVEL OBSCURED GLASS WINDOW TO SIDE ELEVATION AT GROUND FLOOR LEVEL

LOCATION OF SITE: 24 Bridle Way, Tower Hill, Kirkby, L33 4FE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

N/A – applications for a non-material amendment under Section 96A of the 1990 Act are not applications for planning permission. They are not therefore subject to any publicity requirements.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 20/00791/FUL for the erection of a single storey extension to the rear, together with the conversion of

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garage to form a habitable room. Approval is subsequently sought to add a high level obscurely glazed window in the side elevation of the original dwelling. At ground floor.

POLICY CONSIDERATION

The original scheme was assessed against policies CS2 and CS19 of the Local Plan Core Strategy (2016 and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

The local Planning Authority must have regards to whether the amendment would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the material effects of the development on the residential amenity of the adjacent dwellings.

ASSESSMENT

The amendments would seek to add one high level window in the side elevation of the original dwelling. The window would serve the existing lounge, which originally had the window in the rear elevation, which would be lost due to the rear extension. The window would measure 1.7m in width by a height of 0.6m, with the sill set 1.75m above ground level. It is also proposed to be obscurely glazed.

The addition of a window in this location within the original side elevation could be carried out under permitted development. As such the amendment would not result in an alteration to the previously approved development involving a rear extension and garage conversion. There are no concerns regarding the residential amenity, given the high level/obscure glazing plus the orientation facing towards the applicants and neighbouring properties driveway.

Overall, the proposed amendments would not constitute a material change from the previously approved permission and would not be detrimental to the character of the surrounding area or amenity of the neighbouring properties.

CONCLUSION

The result of the proposed amendment on the appearance of the property and the residential amenity would not be significantly different to the scheme approved under the original planning permission. The application therefore constitutes a non-material amendment and would comply with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

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14/01/2021	2 Rev.C	-	PROPOSED FLOOR PLANS AND ELEVATIONS
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Informatives

Louise Everard

11 February 2022

Alan Kilroe

11 February 2022

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