

<u>APPLICATION NO:</u>	22/00532/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Woodside Road, Huyton, Knowsley, L34 4BA		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The host property is located on new build housing estate within a residential area. The host dwelling is a 4-bedroom detached property which occupies a large plot within the wider housing estate.

The property is part brick facing and part rendered and is finished with grey tiles and white UPVC windows and a black door at its principal elevation.

Proposal

The application seeks retrospective permission for the conversion of the integral garage to a habitable room to provide a snug/playroom.

The proposal seeks to partially brick up the existing garage wall with brick work to match existing and the inclusion of a new window to match the existing found at the host property.

Consultations

Highways – Raises no objection to the proposed development. Highway approval for schemes such as these are usually subject to provision of a replacement car parking space within the curtilage of the property, to mitigate the loss of the garage. However, it has been advised that the lower density of housing on this stretch of road means that no significant impact would be expected to arise from a possible under-provision of curtilage parking.

Coal Authority – No objections raised.

Representations

This application has been publicised by letters sent to 14 neighbours. No representations have been received.

Planning History

A number of applications have been submitted in respect of the wider housing estate. Of particular note is application reference: 18/00062/HYB granted on 15th January 2018 which included a number of conditions relevant to this application. These are:

“17. The parking provision shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling in which it relates.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

18. The integral or detached garages shall not be converted to living accommodation or used for any purpose that would preclude the storage of a car.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.”

Despite condition 18 outlined above, the applicant was unaware that a condition had been placed on the property restricting the conversion of garages that would preclude the storage of a vehicle. As such, the Local Planning Authority acted positively and recommended that a full planning application was submitted for consideration.

In addition, 1 application has been submitted for the erection of an outbuilding on site (ref: 22/00533/FUL). This application is currently pending consideration.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUE2A – Sustainable Urban Extension – Knowsley Lane, Huyton

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Sustainable Urban Extension identified in the adopted Local Plan Core Strategy. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

Article 35 Statement

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.

Assessment

Design

During the site visit it was noted that the external build aspect was largely complete subject to the inclusion of the window to fill the void following the removal of the garage door which once installed will match the existing windows of the host property. The alterations to the principal elevation are in keeping with the appearance and design of the existing dwelling. The bricks used have been carefully selected so that they match the host property as closely as possible.

The design of the conversion is considered appropriate and in compliance with the Development Plan policies listed above. It is considered that the works undertaken respond positively to the appearance of the host dwelling and neighbouring properties and is therefore in keeping with the design characteristics of the street scene.

Residential Amenity

There would be no additional massing that would extend beyond the built form of the existing property. Due to the design of the proposals which as outlined above are in keeping with the host property there would be no adverse effects on residential amenity.

It is not considered that the development therefore results in having adverse impacts to the residential amenity of neighbouring occupiers.

Highways

The property is a 4 bedroom dwelling and previously had space to accommodate 3 vehicles within the curtilage of the property. The parking provision consisted of the existing garage and two spaces located on the hardstanding.

Whilst the Local Planning Authority would generally seek replacement car parking

provision within the curtilage of the property as advised by highways, given that the number of residential units were reduced within this vicinity as part of application 18/00062/NMA1 there is less parking than what would previously been required in this vicinity in relation to the original planning application (18/00062/HYB) which included an additional dwelling adjacent to the host property.

Accordingly, given the wide verge and the fact that two parking spaces will be retained it is not considered that the proposed development would result in an unacceptable impact to the public highway that would be so severe to warrant refusal for the application. As such, there would be no adverse impacts to highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25.09.2022	510-EX-050	REV C	SITE AND LOCATION PLAN
21.10.2022	510-PL-100-GAR	REC D	PROPOSED PLANS & ELEVATIONS

Signed Case Officer: John Fleming

**Signed Authorising
Officer:** Alan Kilroe

Date: 16 November 2022

Informative

HIGHWAYS



Highway Observations Memo

Transportation and Traffic Services

Date:	8 th November 2022
To:	Planning Services
Planning App. No:	22/00532/FUL
Proposal:	CONVERSION OF GARAGE TO FORM HABITABLE ROOM
Location:	3 Woodside Road, Huyton, Knowsley, L34 4BA,

☒ No Highway Objection

Highways have no objection to the proposed development. Highway approval for schemes such as these are usually subject to the provision of a replacement car parking space within the curtilage, to mitigate the loss of the garage. However, the lower density of the housing on this stretch of road means that no significant impact would be expected to arise from a possible under-provision of curtilage parking.

COAL AUTHORITY

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs

