

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00869/FUL

APPLICANT: Mrs Christine Brown

WARD AFFECTED: Prescot North

DEVELOPMENT: CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 603 Knowsley Lane, Knowsley, Knowsley, L34 9EA

KNOWSLEY LOCAL PLAN ALLOCATION –

Knowsley Village Conservation Area
Primarily Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas

ARTICLE 35

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.

PLANNING HISTORY

None Relevant.

TECHNICAL CONSULTATIONS:

Conservation – No objections. While part of the affected elements are front facing, the works are confined to a deeply set back area and the window design and materials will match in with existing. My view is that the works result a neutral effect on the Knowsley Village conservation area, which complies with local policy the NPPF and legislative tests. Conditions should require that bricks and window details match existing. A heritage Statement is required.

NEIGHBOUR NOTIFICATION:

The application has been publicised by letters sent to 8 neighbours and by site and press notices. No representations have been received.

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

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the conversion of garage to form habitable room.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Residential Area. The alterations are consistent with the existing use of the site as a dwelling and are therefore acceptable in principle.

The application complies with policies CS2, CS19 and CS20 of the Knowsley Core strategy and policy DQ5 of the Unitary Development Plan.

IMPACT ON KNOWSLEY VILLAGE CONSERVATION AREA

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings and Conservation Areas.

The changes would be relatively small scale and would match the character of the existing dwelling. Therefore, the proposal would not harm the character of the Conservation Area. This is supported by the view of the Council's Conservation Officer who has no objection to the scheme. The application complies with Core Strategy Policy CS20 and UDP policy DQ5.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

HIGHWAYS

There is sufficient space within the site for 2/3 cars to park off street so the proposed development does not give rise to an under provision of parking

CONCLUSION

The proposal is acceptable in principle and would not harm the amenity of neighbouring properties. The application would not harm the Knowsley Village Conservation Area. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission 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.

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Reason: For the avoidance of doubt.

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

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/03/2022	-	-	Design and Access Statement
10/01/2022	320/02	-	Existing and Proposed Site Plans and Location Plan
10/01/2022	320/01	-	Existing and Proposed Floor Plans and Elevations

Informatives

N/A

Andrew Hunt
12 April 2022

Alan Kilroe
13/4/22

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