

<u>APPLICATION NO:</u>	23/00002/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	43 Elmswood Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is located at 43 Elmswood Avenue, Halewood and is located in an area that is assigned as land Allocated Sites for Housing Development. The application property is a detached dwelling and is red brick facing on its front, side and rear elevations. It also features white UPVC openings and grey, flat, interlocking roof tiles. The property benefits from a built-in garage with a black garage door.

Proposal

The application seeks permission to convert the garage into habitable room(s). The proposal would see the removal of the front garage door.

As of 03.05.2023, it is of an understanding this is now an application for a retrospective conversion as the works have been implemented.*

Consultations

Halewood Town Council - No Comments Received
Environmental Health - No objections

Representations

This application has been publicised by letters sent to 2 neighbours.

There have been 0 letters of objection, 1 letters of support and 0 letters of comment,.

The representations are summarised as follows:-

41 Elmswood Drive – support – neighbour stated that they have no objection to the application.

Planning History

APP. NO:	14/00414/FUL
PROPOSAL:	REVISED HOUSE TYPES TO PLOTS 16 & 29, REVISED LAYOUT TO PLOTS 12, 17 & 18 AND SUBSTITUTION OF DETACHED GARAGE BLOCK FOR PLOTS 29-31 WITH CAR PARKING SPACES - PREVIOUSLY APPROVED UNDER PLANNING PERMISSION 13/00052/FUL FOR THE ERECTION OF 48 NO. DWELLINGS TOGETHER WITH CONSTRUCTION OF NEW ACCESS ROAD AND ASSOCIATED WORKS
DECISION:	PER
DECISION DATE:	11 August 2014

Under 13/00052/FUL approval was granted with conditions applied to development. Condition 11 on the decision notice states that:

The garages hereby permitted shall be used only for private and domestic purposes and shall not be converted to living accommodation, either wholly or in part, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To ensure adequate off-street parking is maintained in the interests of highway safety and to comply with saved Policies H5, T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions and alterations to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property.

The existing dwelling is red brick facing, with white UPC windows and doors, and flat, grey, interlocking roof tiles. The proposed development would also be brick facing and include matching materials which are keeping in with those found on the application property. The existing door of the garage would be removed and bricked up with matching red multi brick to the rest of the existing dwelling. The proposed fenestration would be largely in-keeping with the design of the existing fenestration. The layout and proportions would be considered as appropriate to the existing and would not dominate or cause any detrimental visual harm to the front elevation.

The scale and massing of the proposed development would not result in a disproportionate addition or alteration to the original dwelling as the only changes on the exterior of the front elevation are the removal of the garage door and matching brick and fenestration. Therefore, the proposed development would have an acceptable design in principle, would not result in any adverse effect to the character or street scene of the area and would accord with Saved Policy H8.

Amenity

The proposed development is not considered to cause any issues to neighbouring amenities.

41 Elmswood Drive

No.41 is the adjacent property and is sited to the west of the application site. The front and rear elevations sit in line with the application site. The property also benefits from a built-in garage. The proposed development would not cause any significant impact on the amenity to the occupants of no.41 by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other issues. It would also not cause any adverse issues on the character of the street scene and would therefore, be considered in accord with Saved Policy H8.

Highways

Saved Policy H8 in the Replacement Unitary Development Plan states that adequate parking and garden space would remain in use by the residents of the extended property.

The property currently has hardstanding to the front of the dwelling which provides parking provisions for up to two vehicles. The conversion of the garage to habitable room(s) would result in the loss of a parking space. Elmswood Road is currently an unadopted highway, with the application property being sited at the end of a private road. Two parking spaces within the curtilage of the boundary would be retained and available. The third parking space for the property would be considered to the end of the private road, adjacent to the hardstanding within the curtilage of the dwelling. It is considered that the impact on highways would be minimal and would not cause a detrimentally negative impact on the highway or safety to highway users. Therefore, the proposed development would be considered acceptable.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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 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
21/03/2023	2156-02	-	PROPOSED PLANS AND ELEVATIONS
21/03/2023	2156-00	-	SITE LOCATION AND BLOCK PLAN
04/01/2023	N959/P/HTAPP/02	REV A	FLOOR PLANS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 4 May 2023

Appendix 1 – Site Photograph



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

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