

Regeneration and Economic Development Department

APPLICATION NO: 21/00779/FUL

APPLICANT: Mr Simon Lodge

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A DETACHED DOUBLE GARAGE TO THE FRONT OF THE PROPERTY

LOCATION OF SITE: 6 Cherrywood Avenue, Halewood, L26 6BL

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

Sustainable Urban Extension - Sustainable Urban Extension

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 04/00005/TPO

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

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

Tree Officer - No comments received but during the previous application for a detached garage the Tree Officer confirmed that they had no objections providing the Arb documents are approved and a condition is put in for the 2:1 replacement at minimum 12-14cm girth for the one tree being removed. The footprint of the building remains the same in relation to the trees and therefore the previous comments are still relevant.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 2 neighbours. It has also been advertised by Site Notice. No representations have been received.

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:

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

PROPOSAL

The application relates to the detached dwelling, located the end of Cherrywood Avenue cul-de-sac. Permission is sought for the erection of a detached, double garage to the front of the property.

The garage would measure 9.2m in width by a depth of 6.6m. It would have a dual pitched roof, with the eaves reaching 2.25m and the ridge obtaining a maximum height of 5m.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic garage would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

HISTORY

21/00281/FUL - ERECTION OF A DETACHED DOUBLE GARAGE WITH ACCOMMODATION OVER TO THE FRONT OF THE PROPERTY – REFUSED 13/08/2021

ASSESSMENT

The proposed detached garage would be of a simplistic design, with a dual pitched roof, two garage doors in the front elevation and a door, plus one window in the side elevation facing the dwelling. A previous application for a detached garage (21/00281/FUL), which also included accommodation above, was refused surrounding concerns about the scale and dominant appearance of the building.

The current application has amended the proposal, reducing the scale of the garage. The width of which has been reduced from 10.1m to 9.2m. The ridge height has also been reduced from 6.2m to 5m, with the eaves limited to 2.25m and the residential accommodation original proposed to the upper floor has been removed. Given the reduced scale, the garage would now be considered more subservient in relation to the host dwelling and would not appear as dominant within the street scene.

The garage would be finished in materials to match the main dwelling and the overall appearance would be consistent with the design of the property. Sufficient amenity space would be retained within the site and given the amended scale; it is considered that the structure would not appear out of keeping within the wider street scene.

The structure would be located over 7m from the shared boundary with 5 Cherrywood Avenue. Given the distance, together with the limited height, the garage would not appear overbearing, nor would it unduly affect the outlook from the front of No.5. As such the proposal would not unduly affect the residential amenity of any surrounding properties.

The double garage, plus the remaining driveway would provide parking for at least three cars which would comply with the Councils Parking Standards and the development would not raise any highway safety issues.

CONCLUSION

The proposed garage would be of an acceptable scale for the plot and the design would not detract from the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5, H8 and DQ4 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

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

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 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.

- 3) 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.

- 4) Each tree should be replaced on a two for one basis, as close to the original position as possible, of a size not less than 12-14cm girth. The trees should be planted as soon as practically possible but within 1 year of the removal of the trees. Once this has been implemented the Council's Arboricultural Officer should be informed within 3 days on 0151 443 2281. Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/10/2021	PL.02	-	PROPOSED PLANS AND ELEVATIONS
05/10/2021	-	-	ARBORICULTURAL IMPACT ASSESSMENT
21/10/2021	-	-	METHOD STATEMENT

Informatives

Louise Everard

15 December 2021

Alan Kilroe

15 December 2021

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