

<u>APPLICATION NO:</u>	24/00351/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	20 Cypress Grove, Roby, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application site is a detached house in a residential area. The site is situated on Cypress Grove, a no-through road forming part of a larger housing estate approved in January 2019 (18/00300/FUL). To the east, south and west of the site are detached houses. The road ends in a hammerhead, with shared drives of either arm of the hammerhead. The application house is adjacent the start of the eastern shared drive, although is not served by it. The site faces the end of the hammerhead and the footpath around. Edenhurst Avenue runs between the Cypress Grove on the edge of the new estate, and the older residential area it faces. Along the back of footpath of Cypress Grove there are railings separating the new estate from the older established residential area, with a grass verge area on the other side of the railings.

Proposal

The proposal is for the conversion of the integral garage to a habitable room. The garage projects beyond the front door and the first floor bedroom above the garage, which are both level with each other. The garage also extends 0.8m beyond the part of the dwelling to the west of the front entrance (lounge with bedroom above). The proposal is to convert the garage to a playroom with the external works comprising replacing the garage door with brickwork and a window.

Planning permission is required for the proposed conversion as Condition 9 of planning permission 18/00300/FUL, the application which granted planning permission for the new estate which the application site is part, states: -

"Parking

The parking provision including garages and cycle storage shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling to which it relates.

The parking provision shall not be used for any other purpose other than the parking of vehicles and shall be hard surfaced in accordance with details submitted and approved under the provisions of the landscaping condition.

The garages hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for parking by the dwelling to which it relates at all times.

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

Consultations

None Required

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

18/00300/FUL - ERECTION OF 124 NO. DWELLINGS WITH PUBLIC OPEN SPACE AND ASSOCIATED WORKS. Granted: 17.01.2019.

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

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

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

The application is for the conversion of a domestic integral garage within a residential area and is acceptable in principle.

Visual Amenity and Street Scene Considerations

The application seeks to convert the garage to a playroom. The garage door would be replaced by brick work to match the existing house, and windows to match in terms of appearance, materials and scale. The proposal would give the living accommodation both side of the front entrance. The proposal would be satisfactory in appearance and in character with the house. The proposal would not be detrimental to the visual amenity of the neighbouring properties or the wider area and would fit in with the street scene.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The garage has an internal width of 2.7m whilst the adopted Householder Development SPD states that a garage should have a minimum internal width of 2.75m to enable a car door to be opened and the car entered and exited satisfactorily (Paragraph 7.10). As such the garage is not considered a parking space, which gives the house two driveway parking spaces. The proposal is not increasing the number of bedrooms and therefore the existing level of parking is acceptable. Additionally the shared drive that the application house is sited adjacent to is wide so a car could park in front of the house plot on the highway and access of the shared drive would still be possible.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposal to convert an integral garage of a house to a playroom within a residential area raises no residential amenity issues, including privacy or overlooking concerns.

Conclusion

The proposal would be acceptable in terms of visual amenity and street scene impact, parking would remain as it is and the proposal does not raise highways safety issues, and no residential amenity concerns are raised. The application complies with 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.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/06/2024	A100	-	LOCATION PLAN AND SITE PLAN
28/06/2024	A101	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: K Foster

Date: 30 August 2024

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

² 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

