

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00854/FUL

APPLICANT: Mr Mark Dagnall

WARD AFFECTED: Stockbridge

DEVELOPMENT: CONVERSION OF EXISTING DETACHED GARAGE TO FORM
ANNEX/GRANNY FLAT

LOCATION OF SITE: 1 Thornton Way, Huyton, L36 8AH

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

Highways – No objection subject to a condition to secure the implementation of proposed parking.

NEIGHBOUR NOTIFICATION:

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

ISSUES AND ASSESSMENT:

PROPOSAL

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PS/DC/OP04/05	003	23/9/02

The application is for the conversion of existing detached garage to form annex/granny flat*.

**The application has been amended to remove a door from the front of the building and instead place the door on the side of the building.*

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application would also comply overall with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The external changes including additional doors and windows but are acceptable from a design perspective. There would be no increase in built footprint. The application raises no crime or anti-social behaviour issues.

STREET SCENE

The front of the building has been amended to include two windows and present a more symmetrical and consistent appearance. Overall, It is considered that the changes to the garage are minor and will not adversely affect the street scene.

RESIDENTIAL AMENITY

Future Occupiers

The proposed windows ensure that adequate light and outlook is achieved for future occupiers of the property. However, whilst the level of amenity is sufficient for an annex. The size of the plot (and amenity space) would be too small for a separate dwelling. Therefore, a condition is proposed to ensure that the building is used in connection with 1 Thornton Way and does not become an independent unit.

Existing Residents

The proposal would not harm the amenity of neighbouring properties and none of the proposed windows would create loss of privacy or overlooking of neighbours.

HIGHWAY SAFETY

The proposal would not harm highway safety as the applicant has demonstrated sufficient parking spaces. This will be secured via a condition. This view is supported by the councils' highways department who have no objection subject to a condition to secure parking implementation.

CONCLUSION

The proposal is acceptable in design, and would not harm the amenity of neighbouring properties, highways safety or the street scene. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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) Parking

The development shall not be brought into use until the areas indicated on Existing and Proposed Site Plans (drawing no. 101 - 15/12/2021) be set aside for parking and vehicular manoeuvring have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

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

- 4) Ancillary Use

The outbuilding shall be used wholly in conjunction with, and ancillary to, the use of 1 Thornton Way as a single dwelling-house and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/01/2022	000	A	Location Plan (1:1250)
04/01/2022	100	D	Existing and Proposed Plans and Elevations
15/12/2021	101	A	Existing and Proposed Site Plan

Informatives

N/A

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

7 January 2022

Alan Kilroe

10 January 2021

Document Reference	Document Issue Number	Document Issue Date
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