

<u>APPLICATION NO:</u>	24/00254/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Cypress Grove, Roby, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM (RETROSPECTIVE)		

Site Description

The application site is located at 7 Cypress Grove and is located within an area which is designated as a Sustainable Urban Extension (SUE) and residential area in the Development Plan. The application property is a detached dwelling and is brick facing on its front, side and rear elevations together with white UPVC openings and flat interlocking roof tiles.

The property benefits from a detached garage located at the end of the hardstanding and erected adjacent the side and rear elevations of the dwelling and contains a footprint of roughly 25sqm. The hardstanding spans a depth of circa 14.5m.

The rear garden contains timber fencing panels at a height of approximately 2m.

Proposal

The application seeks permission for the conversion of garage to form habitable room (home study / office).

This is a retrospective application* as the works have already been completed.

This has seen the redevelopment of the internal garage space and the removal of the previous external garage door, which has been replaced by fenestration and infill brickwork below. The side elevation has seen the insertion of patio doors, and the rear elevation has had an access door with window installed.

No further external alterations have been undertaken.

The plans received are not to scale. This assessment has been completed from the level of detail provided within the submitted document and drawings, Location Plan and the Officers' site visit.

Consultations

None Required.

Representations

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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

Planning History

APP. NO: 18/00300/FUL
PROPOSAL: ERECTION OF 124 NO. DWELLINGS WITH PUBLIC OPEN SPACE AND ASSOCIATED WORKS
DECISION: GRANTED
DECISION DATE: 17 January 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a conversion of the existing detached garage to a habitable room is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

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 H5 in the Replacement Unitary Development Plan states that proposals for development within Primarily Residential Areas will be permitted provided that:

1. The Primarily Residential Areas are indicated on the Proposals Map
2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:
 - a) Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,
 - b) Adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions 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

Design

The existing dwelling is brick facing, with white UPVC windows and doors, and flat, roof tiles.

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The proposed development is also brick facing and includes materials and design to match the existing application property and responds well to the design of the original dwelling.

The previous external garage door on the property has been replaced by matching infill brickwork and fenestration. The proposed windows to the front elevation of the garage match the fenestration found at the property. The rest of the openings are acceptable.

The design of the development is broadly acceptable and responds cohesively to the original dwelling and would not conflict with any of the Saved Policies of H5 and H8.

Residential Amenity

The proposed development has seen the insertion of a rear access door with window. The window is not obscured. The rear elevation of the garage is located circa 3m from the rear curtilage.

The closest garage is located to the gardens of the properties whose rear gardens are back-to-back with the application site. The rear elevations of these properties are sited 13.5m away from the converted garage.

The submitted details outlining the scope of the works have stated that blinds would be installed to this window. Although these were not installed at the Officer's site visit, it is considered that the room is to serve as a storage facility and would not be the primary space occupied within the converted garage (which would be the office space.) The storage space is not considered a habitable room. Moreover, the boundary treatment to the rear curtilage would further ensure that no unacceptable overlooking would be facilitated.

The works undertaken would not be considered to result in any other impacts to residential amenity to any other nearby properties.

Highways

The completed works has seen the loss of an in-curtilage parking space, as the garage met the internal dimensions to be considered a parking space (2.75m x 5m) contained in the Householder Development SPD.

However, the driveway remains accessible and unaffected, with two spaces within the curtilage retained.

Subsequently, it would be considered that the completed development would not present any unacceptable highway safety impact.

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

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

- 1) 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
16/05/2024	-	-	PLANS - DETAILS OF WORKS CARRIED OUT
08/06/2024	-	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **16 October 2024**

Informatives

Not applicable.

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