

Regeneration and Economic Development Department

APPLICATION NO: 21/00214/FUL **APPLICANT:** A Boughey

WARD AFFECTED: Roby

DEVELOPMENT: CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 39 Dam House Crescent, Roby, Knowsley, L36 9WD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
H8 – Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. 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:

PROPOSAL

The proposal relates to a two-storey detached property, within a new housing development in Roby. The area is residential in character and mainly consists of similar detached dwellings within the estate and semi-detached properties on the surrounding outer streets.

The proposal relates to the conversion of the integral garage to create a gym at the property. Externally, the works have involved the replacement of the garage door with a window and brickwork below.

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POLICY CONSIDERATION

The site is identified as being in a location allocated for Urban Greenspace and Educational Land. However, the site has recently been developed and the surrounding area primary residential. Therefore, a domestic garage conversion at the application property is considered acceptable in principle, subject to compliance with relevant local 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.

ASSESSMENT

The conversion of the garage would involve limited alterations to the exterior of the dwelling, namely the removal of the original garage door and replacing with a window and brickwork below. The facing brickwork is proposed to match those within the main property and the new window would also complement the existing fenestration details in the property with regards to scale, alignment and materials.

The conversion of the garage would have no impact on the existing built form within the site. While the additional window within the front elevation would be set slightly further forward from the existing habitable ground floor window, the new window would retain a separation distance of approximately 17m to the dwelling on the opposite side of the road and would not be any closer than the adjacent dwelling and the properties on the opposite side of Dam House Crescent. It therefore would not raise any concerns regarding privacy.

The original parking provision at the application site was a total of three spaces, with two parking spaces at the front of the dwelling and the garage providing the third space. The conversion of the garage to form a habitable room would result in the loss of a parking space within the curtilage of the dwelling. However, the area of hardstanding at the front of the application site would not be affected by the proposed development and so, the two parking spaces would be retained. The Council's parking standards as set out in the Householder Development SPD, requires three parking spaces for a four-bedroom property, however this is a maximum standard. Therefore, whilst it is acknowledged that the proposed level of parking is not strictly compliant with the SPD, due to the nature of the proposal, it is considered that the original two car parking spaces at the front of the dwelling would be acceptable and would have no adverse impact on highway safety.

CONCLUSION

The garage conversion is considered to be of an acceptable design for the host dwelling. It would have no significant effect on the amenity of the surrounding residents, nor would it unduly affect the character of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

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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
11/03/2021	PROPOSED	-	PROPOSED PLANS AND ELEVATIONS

Informatives

Louise Everard

1 June 2021

Alan Kilroe
1 June 2021

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