

<u>APPLICATION NO:</u>	22/00702/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	14 Brookhouse Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The applicant site is located at 14 Brookhouse Road, Prescot, and is located in an area that is allocated as South Prescot Action Area on the Local Plan policies map.. The application property and surrounding dwellings are part of a new residential development know as Prescot Parkway. The applicant property is a detached dwelling house, with a red brick facing on the front, side, and rear elevations. It also features white UPVC windows and doors, flat, grey roof tiles, and beige lintels. The property at present has an existing garage at the edge of the property.

Proposal

The applicant wishes to convert the garage into a habitable room with external alterations and associated works.

Consultations

Prescot Town Council - No Comments Received

Representations

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

Planning History

15/00022/OUT – OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING UP TO 750NO. DWELLINGS & UPTO 929 SQ M OF COMMERCIAL/INDUSTRIAL BUILDINGS (USE CLASSES B1/B2/B8) - ALL MATTERS RESERVED FOR FUTURE APPROVAL – GRANTED 20.12.2016

17/00661/REM - RESERVED MATTERS APPLICATION FOR THE ERECTION OF 173 NO. DWELLINGS, LANDSCAPING, VEHICULAR AND PEDESTRIAN ACCESSES AND ASSOCIATED WORKS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE TO BE CONSIDERED) – APPROVED 16.01.2018

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H8 - Extensions and Alterations to Residential Properties

H5 - Development within Primarily Residential Areas

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

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 and alterations 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

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development should not 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, adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions and alterations to dwellings will be permitted provided that: the proposals would not (due to their scale and massing) result in disproportionate addition to the original building, The design and materials used would reflect those used on the original dwelling, The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings, Adequate parking and garden space would remain in use by the residents of the extended property.

The existing dwelling is brick facing, with white UPVC windows and doors. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property. The black garage door on the property would be replaced by matching fenestration in relation to the rest of the dwelling. This window would be the width of the existing garage door and would measure at 2.19m and have a height of 1.5m. The width of the proposed replacement window is wider than the rest of the of the fenestration on the front elevation and is not perfectly in-keeping with the existing design. However, this is to ensure the width of the window responds positively and appropriately to the above lintel. The length of the window is in keeping with the rest of the fenestration and would sit in line with the other ground floor window, above the section of brick plinths.

Overall, the proposed development would result in a slight alteration to the exterior that is not perfectly harmonious with the existing front elevation, however the scale and massing of the proposed development overall would not result in an adverse, disproportionate addition or alteration to the original dwelling. In addition, the design overall has given consideration to reflect the original dwelling by respecting the architectural features on the front elevation such as the lintel and plinths and would not result in a significant contrast between the proposed and the original. Therefore, the proposed development has an acceptable design and does not conflict with the Saved Policies of H5 or H8.

Amenity

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development should not 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, adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions and alterations to dwellings will be permitted provided that: The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings.

Therefore, the proposed development would not have an unacceptable impact on neighbouring amenities.

Highways

Saved Policy H8 in the Replacement Unitary Development Plan states that adequate parking and garden space would remain in use by the residents of the extended property.

The property currently has off-street parking provisions in the form of a hardstanding with soakaway, which can accommodate two vehicles. The proposed development would see the removal of a garage and the loss of its internal parking space. However, as the applicant property has three bedrooms, therefore two parking spaces would be adequate.

Overall, the proposed development has considered the policy requirements to ensure there is adequate parking and garden space would remain in use by the residents. Therefore, the proposed development would not have any adverse effect to the highway and accords with the Saved Policy H8.

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

- 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) 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
10/11/2022	-	-	EXISTING/PROPOSED DRAWINGS
10/11/2022	-	-	EXISTING/PROPOSED DRAWINGS

Signed Case Officer: Reece Black

Signed Authorising Officer: Mark Quinn

Date: 11.01.22

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs



14 Brookhouse Road (Source: Google Images)