

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00836/FUL

APPLICANT: Robert And Carol Roden

WARD AFFECTED: St Michael's

DEVELOPMENT: Erection of a detached garage

LOCATION OF SITE: 41 Essex Road, Huyton, Knowsley, L36 1XN

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Previous applications have been approved at the site including for the Conversion of Vacant Shop (A1) to dwelling, (19/00499/FUL – approved 29/10/2019)

TECHNICAL CONSULTATIONS:

Highways – No objection subject to conditions to secure a 3.5 metre access and to prevent gated access.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the erection of a detached garage.

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 use of a pitched roof is considered to be appropriate. The garage would be painted the same colour as the main house. The garage is proposed to be used for storage. Whilst the garage would be slightly forward of the main house the single storey nature of the extension means no harm would result. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties. The building would be located 2 metres away from the boundary with the nearest neighbouring property and would be single storey. Therefore, there would be no harm to the existing building. However, a condition is necessary to prevent the building being used as a self-contained dwelling.

HIGHWAYS SAFETY

The proposal would not result in additional demand for parking. The application will not result in harm to highways safety provided conditions are imposed to secure a 3.5 metre wide access and no gate. This is supported by the views of the council's highways department who have no objection to the development subject to conditions.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local 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.

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- 3) The outbuilding shall be used for storage and wholly in conjunction with, and ancillary to, the use of 41 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.

- 4) Notwithstanding any approved plans, the site access shall be a minimum of 3.5 metres wide.

Reason: In order to ensure safe access to the site and to ensure compliance with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016

- 5) No gates shall be erected across the entrance to the site.

Reason: In order to ensure safe access to the site and to ensure compliance with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/02/2022	ER22/02	-	Location Plan
17/02/2022	ER22/04	-	Proposed Plans and Elevations
26/04/2022	ER22/03	A	Proposed Site Plan

Informatives

N/A

Andrew Hunt

18 May 2022

Signed
Mark Quinn
27/05/2022

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

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