

<u>APPLICATION NO:</u>	23/00763/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	1 Bridgewater Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application site is located at 1 Bridgewater Way, Huyton, and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is predominantly brick facing on its front, side and rear elevations, along with white UPVC openings and grey, interlocking roof tiles. The property benefits from a garage, which as existing is the furthest projection.

The property is sited adjacent a junction and is orientated looking onto Cronton Road, alongside one adjacent, neighbouring dwelling. It contains hardstanding that serves both dwellings, enclosed by a brick boundary wall, fence and a hedgerow on the North-West part of the curtilage of the application site. On the other side of the hedgerow, is a grassed area.

Proposal

The application seeks permission for the erection of a single storey front extension, together with the conversion of the existing garage to form a habitable room.

The proposed front extension would project forward 1.23m on its North-West facing side elevation and 2.13m on its South-East facing side elevation. It would have a width of 5.27m. The proposal would be served by a dual-pitched roof, which would measure at 2.45m at the eaves and 3.32m at its highest point.

The conversion of the existing garage to form habitable room would see the removal of the external garage door.

The proposed front extension would feature an access door into the property, a window on the front elevation to replace the garage and one rooflight on the proposed pitched roof.

Consultations

Tarbock Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice, which was posted on 12.06.2023 and due to expire 05.07.2023. No representations have been received.

Planning History

APP. NO: 94/00596/APP
PROPOSAL: APPROVAL OF RESERVED MATTERS - ERECTION OF
127no. HOUSES,NEW
DECISION: GRANTED
DECISION DATE: 24 February 1995

Under 94/00596/APP select Permitted Development Rights have been removed from the application property.

Condition 4 of the decision notice states, the integral garages hereby permitted shall not be converted into living accommodation without the prior written permission of the Local Planning Authority.

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

Design

The existing dwelling is predominantly brick facing, with white UPVC openings and a tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property, this includes any soldier brick detailing to keep in with the existing design of the front elevation of the existing dwelling, and would have a pitched roof. The proposal would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

The existing garage door would be removed and bricked up with matching brickwork and materials to the rest of the dwelling and fenestration that would not harm the

existing front elevation.

Therefore, it is considered that the proposed development has an acceptable design and does not conflict with any of the Saved Policies of H5 or H8.

Residential Amenity

It is considered that the proposed front projection of the proposal would be acceptable as it would retain the character of the residential area and feature an appropriate roof design that is in accord with the Householder Development SPD. In addition, there is account of the front building line, and the proposed development is not considered to significantly impact or harm the building line of the street scene.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a detached dwelling, with a substantial degree of set-back from the public highway of Cronton Road and the scale of the front projection, that the proposed development would be acceptable.

It is considered that the front projection of the proposed development would be in accord with the guidance of the Householder Development SPD and would accord with Saved Policy H8.

3 Bridgewater Way

No.3 is the adjacent, detached dwelling. The front and rear building lines of no.3 sit roughly in line with the application sites, as the front elevation of no.3 is approximately 1.5m forward. The property benefits from a rear conservatory.

The proposed development would have a moderate projection, which would not be considered to cause any significant harm to the amenities. As existing, the front elevation is roughly set further-back in contrast to the application property. The proposal would result in a moderate projection past the front elevation of no.3. It would not be considered to be unduly dominant and would be a subordinate addition to the dwelling and in keeping with the character of the area. The converted garage would not appear incongruous in the street scene and would not cause any adverse harm on local amenities.

Overall, the proposed development would be in accord with the Householder Development SPD and Saved Policies H5 and H8 and would not be considered to cause any significant harm to the amenities or privacy on the occupants of no.3.

No other local properties are considered to suffer any significant adverse harm to their local amenities as a result of the proposed development.

Highways

The application site benefits from a large area of hard standing to the front of the house that provides off-street parking and can accommodate up to three vehicles as existing. There is also one parking internally space provided by the garage.

The proposed development would see a loss of one parking space as a result of the garage conversion. A small section of the hardstanding would also be removed, but this would not be considered to see the loss of a parking space. The hard standing

would still be able to accommodate a minimum of three vehicles and would not compromise highway safety. Appropriate levels of off-street parking within the curtilage of the dwelling would remain.

Therefore, the proposal would be deemed acceptable and would not be considered to cause any adverse impact on the highway.

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

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.

- 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
09/05/2023	L36 0YF/1/01	-	EXISTING AND PROPOSED FLOOR PLANS ELEVATIONS
09/05/2023	L36 0YF/1/04	-	LOCATION PLAN
09/05/2023	L36 0YF/1/03	-	PROPOSED BLOCK PLAN, SITE PLAN AND ROOF PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **6 July 2023**

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

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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Appendix 1 – Site Photographs









