

<u>APPLICATION NO:</u>	23/00202/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	80 Speakman Way, Prescot, Knowsley		
<u>PROPOSAL:</u>	PART CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is located at 80 Speakman Way, Prescot and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwellinghouse and is brick facing on its front, side and rear elevations, along with white UPVC openings and black flat, interlocking roof tiles.

The application property benefits from a garage with a blue garage door on the front elevation.

Proposal

The application seeks permission for the part conversion of the existing garage to habitable room. The application would see the retention of the external garage door. There would be a loss of part of the internal garage space, but no increase in footprint of the property.

Consultations

Prescot Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

APP. NO: 07/00248/REM
PROPOSAL: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 416 NO. DWELLINGS TOGETHER WITH BIN/CYCLE STORES, SUB-STATION AND ASSOCIATED WORKS
DECISION: GRANTED
DECISION DATE: 11 December 2007

Under 07/00248/REM conditions were applied to be complied with throughout the life of the planning permission for the application which granted the erection of 416 dwellings. Condition 21 states that, the integral garaging hereby permitted shall not be converted into living accommodation (either in whole or part) without the prior, written permission of the Local Planning Authority

Reason: For the avoidance of doubt and in the interests of residential amenity.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

The existing dwelling is brick facing, with white UPVC windows and doors, and flat, roof tiles. The proposed development would retain the existing garage door and would not have any exterior change.

Therefore, it is considered there would be no conflict with any of the Saved Policies of H5 or H8 of the UDP.

Amenity

The proposed development causes no issues to neighbouring amenities as the proposal is not considered to adversely impact amenities for local residents or severely detract from the established character of the street scene.

Highways

The application property would result in the loss of a parking space that the internal garage provided. The hardstanding adjacent the front of the garage provides a further off-street parking space within the curtilage of the boundary.

Despite the loss of the parking space, the proposed development would still be in accord with the Householder Development SPD guidance as these are maximum standards.

There are parked cars on the street scene, which do not cause an adverse impact on the street parking conditions and therefore, it would be appropriate for any second vehicle space to be parked on the street, outside the dwelling.

The proposal is not considered to cause any significant adverse impact to highway safety or the amenity of residents. Therefore, the proposed development is considered acceptable.

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
04/05/2023	001	-	EXISTING AND PROPOSED GROUND FLOOR PLAN
03/04/2023	-	-	EXISTING/PROPOSED SITE PLAN
04/04/2023	TQRQM23124112 046627	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **28 June 2023**

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

Site photographs



