

Regeneration and Economic Development Department

APPLICATION NO: 21/00540/FUL

APPLICANT: Mr G Doyle

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 9 Fairway, Huyton, L36 1UA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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 application relates to semi-detached dwelling on Fairway, Huyton. The two-storey property has an existing flat roofed garage attached to the side elevation.

Permission is sought to convert part of the garage, plus the addition of a single storey extension wrapping around the side and rear. It is the rear portion of the garage that would be converted, while the garage door would remain in the front elevation, retaining a storage area to the front. 1.7m back from the front elevation, the side wall of the garage would be altered, stepping it in 0.9m from the boundary, providing an access path to the rear garden. The proposed side extension would join onto the rear of the garage

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and align with this amended side elevation. It would span the remaining depth of the dwelling, plus project a further 3.5m beyond the rear and wrap around the full width of the dwelling.

The extension would have a hipped roof and the proposal also seeks to replace the flat roof on the garage with a hipped roof. The eaves would reach 2.5m, while the ridge would reach a maximum height of 3.3m

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning 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 scale and design of the proposed works are considered acceptable for the dwelling and within the site.

As the garage door would be retained, the partial garage conversion would not greatly alter the appearance of the dwelling from the front. The addition of the hipped roof would echo the main roof of the property and would be considered an improvement on the existing flat roof. The side extension would adjoin the rear of the existing garage and wrap around the rear elevation. As such the side/rear addition would not be visible within the street scene and the works would be finished in matching materials.

The side extension would be set in 0.9m from the shared side boundary with 7 Fairway, while the rear portion would project 3.5m beyond the existing rear building line of the property. Again, this would be set in from the boundary with no.7, but the rear extension would sit on the boundary line with the attached dwelling, 11 Fairway. Given the single storey scale, it is considered that an extension of this depth would be acceptable on the boundary and would not unduly affect the outlook or amenities enjoyed by the neighbouring properties.

The internal dimension of the garage are substandard and would not be classified as a useable parking space. Therefore the partial conversion would not be considered to alter the parking provision for the dwelling and the works would not raise any highway safety concerns.

CONCLUSION

The proposed extension and alterations are considered to be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity 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).

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- 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
12/08/2021	100 - REV A	2	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

5 October 2021

Alan Kilroe

6 October 2021

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