

Regeneration and Economic Development Department

APPLICATION NO: 21/00708/FUL

APPLICANT: Ms Fitzpatrick

WARD AFFECTED: Whiston & Cronton

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

LOCATION OF SITE: 27 Pinnington Road, Whiston, L35 3TY

KNOWSLEY LOCAL PLAN ALLOCATION –

Railway - Railway

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:

Whiston Town Council - No Comments Received

Network Rail - No comments received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours.

As a result, 1 letter of support has been submitted confirming that they have no concerns about the proposal.

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 a two-storey detached dwelling on the southern side of Pinnington Road. The property also has a single storey, flat roofed element to the side, which contains the garage. Permission is sought to partially convert the garage into additional living accommodation, plus a single storey rear extension.

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The extension would project 3m from the rear elevation and measure 7m in width, with a lean-to roof reaching a maximum height of 3.4m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension and garage conversion 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 single storey extension is to the rear of the property and therefore will have no significant impact on the street scene. The scale of the extensions would be appropriate for the host dwelling and the design is generally in keeping, while the facing materials are proposed to match the existing.

The conversion of the garage would involve created a ground floor bedroom and shower room but would also retain a small storage area to the front of the existing garage. As such the garage door would remain in place and the works would not alter the appearance of the principal elevation.

The single storey rear projection of 3m would be considered acceptable regarding the impact on the neighbouring properties. It would conform with the guidance set within the Householder SPD and as such the works would not be deemed detrimental to the amenity of any of the surrounding dwellings.

The works would involve the partial conversion of the garage. However, the internal dimensions are not of adequate size to be considered as a useable parking space in accordance with parking standards set within the Householder SPD. The existing parking provisions by way of the driveway to the front would be retained. The development would create one addition bedroom, taking the total to three within the property. The parking requirements for which are the same as a two bedroom property. As such the development would not create any additional parking needs and the existing parking levels would be retains. Therefore, there would be no highway safety concerns.

CONCLUSION

The extension and the partial conversion of the garage are considered to be of an acceptable scale and design for the host dwelling. They would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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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
01/09/2021	01.02	Rev.B	PROPOSED GROUND FLOOR
01/09/2021	01.04	Rev.B	PROPOSED ELEVATIONS

Informatives

Louise Everard

26 October 2021

Alan Kilroe

28 October 2021

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