

Regeneration and Economic Development Department

APPLICATION NO: 21/00637/FUL

APPLICANT: Mr Roy Wright

WARD AFFECTED: Cherryfield

DEVELOPMENT: CONVERSION OF GARAGE TO HABITABLE ROOM

LOCATION OF SITE: 2 Coleridge Court, Southdene, Kirkby, L32 9SU

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:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 proposal seeks permission for the conversion of the integral garage into additional living accommodation, including the creation of a dining room. The works has already been completed and externally it involved the replacement of the garage door in the front elevation with a window and brickwork below.

POLICY CONSIDERATION

The site is identified as a primary residential area on the Local Plan Policies Map and the conversion of a domestic garage would therefore 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

ASSESSMENT

The conversion of the garage involves limited alterations to the exterior of the dwelling, namely the removal of the original garage door and replacing with a window and brickwork below. It is finished in facing brickwork and upvc windows to match those used in the main property. The new window within the front elevation also complements the existing fenestration details in the property with regards to scale, alignment and materials, consequently the design is considered acceptable.

The conversion of the garage has no impact on the existing built form within the site and the additional window has no privacy implications. As such the works does not unduly affect the amenity of the surrounding residents.

With regards parking provisions, the Householder SPD states that garages will only count as contributing to the parking levels where the internal dimensions are 5.5m by 2.75m as a minimum. The original garage falls short of these dimensions and as such the conversion is not considered as a reduction to the parking provisions for the dwelling. It also appears that two parking spaces are available to the front of the property and the proposal does not raise any highway safety concerns.

CONCLUSION

The garage conversion is considered to be of an acceptable design for the host dwelling. It has no significant effect on the amenity of the surrounding residents and does not raise any highway safety concerns. 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/08/2021	21/30/01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

27 October 2021

Alan Kilroe

28 October 2021

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

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