

<u>APPLICATION NO:</u>	24/00402/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	18 Belmont Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF EXISTING GARAGE TO EN-SUITE GUEST ROOM TOGETHER WITH INSTALLATION OF WINDOW.		

Site Description

The application relates to a two-storey detached dwelling at no.18 Belmont Crescent, which has an integrated single garage. There is hard surfacing to the front, providing off-street parking provisions for at least 2no. vehicles.

The application site is allocated as Urban Greenspace and Education Land as defined by Policy CS21 of the Knowsley Local Plan Core Strategy (January 2016). This is due to the site previously forming as part of the 'Roby Park Primary School and Former Bowring Comprehensive School', which has since been developed for 286no. dwellings under planning approval ref: 16/00772/FUL. The application dwelling forms as one of these units and the site is therefore considered to now be within a primarily residential area which no longer forms as Urban Greenspace and Education Land.

Proposal

The proposal seeks to convert the existing garage and install windows. The proposed conversion will provide an additional bedroom at ground floor and the existing front garage door will be replaced with a window. The rear elevation will also involve the replacement of an existing door with a window to serve the new ground floor bedroom. The proposal will be finished in matching red brickwork to the exterior and matching white uPVC frames to the windows.

Consultations

None required.

Representations

This application has been publicised by letters sent to 8no. neighbours. No representations have been received.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Detached Buildings and Structures, Parking and Domestic Garages

The proposal will convert the existing integrated garage which will result in the loss of a parking space. However, there is existing hard surfacing to the front which provides 2no. off-street parking provisions. On-street parking is also available along Belmont Crescent and Yewfield Way immediately adjacent to the application dwelling and the site itself is sustainably located near to public transport links. The proposed conversion will also be to an existing integrated garage and would involve no additional projections to increase its size. The proposed conversion would therefore accord with the guidelines under Part 7.10 of the Householder Development SPD.

Neighbouring Amenity

No.16 Belmont Crescent

No.16 is the adjacent dwelling to the east of the site. The proposed conversion will not include any proposed new windows to the side elevation facing towards no.16. Therefore, the impact in terms of loss of privacy and direct overlooking will be minimal. The proposed conversion of the garage to a habitable bedroom is also not considered to result in any greater impact in terms of noise and disturbance given that it will remain in residential use.

No.7 Yewfield Way

No.7 is the adjacent neighbour to the rear. The proposal includes the replacement of a door with a window at ground floor which will face towards no.7. However, this window will be distanced 12m away from the shared boundary with this neighbour and the existing fence will provide a degree of screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited.

No.33 Belmont Crescent

No.33 is the opposing neighbour to the front of the site. The proposed conversion includes the replacement of the existing ground floor garage door with a window which will face towards no.33. However, a sufficient distance of 14m will be provided between the proposed new window and this neighbour's front boundary. The proposal's impact in terms of loss of light and privacy is therefore considered to be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed conversion will be to an existing integrated garage and would therefore have a minimal visual impact. Whilst the conversion will include the replacement of the front garage and rear doors with windows, these would match with the existing windows in terms of size, style and materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would result in the loss of a single garage space and the application property would become a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. The application site has existing hard surfacing to the front which provides off-street parking for 2no. vehicles. The proposal would therefore fail to achieve the parking standards. However, the shortfall is not considered to be a significant enough reason for refusal, given that on-street parking is available. The site is also sustainably located around a 5 minutes' walk to bus stops along Dinas Lane, Charnwood Road and Western Avenue with frequent services to the wider area. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

An existing side gate to Yewfield Way will be retained which provides access to the rear garden for the storage of waste and recycling bins. The proposal is therefore

deemed to be acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The application is for an extension to an existing dwellinghouse, and the principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
29/07/2024	PL-LA001	-	Site Location Plan
15/08/2024	PL-LA003	-	Existing and Proposed Layout Plan and Elevations for Garage Conversion

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **4 October 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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