

<u>APPLICATION NO:</u>	25/00154/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	44 Dunacre Way, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF 1 NO. DETACHED GARAGE		

Site Description

The application relates to an end-terrace house and associated garden curtilage at the end of Dunacre Way, a no-through road. The property includes a drive to the front of the house which extends across the head of the no-through road. Running down the side boundary of the drive, with Wood Road on the north side of the boundary, is a timber fence with a low brick wall at the base.

Proposal

The proposal is for a detached garage to the front of the house within the front drive area at the head of the no-through road.

The garage would have a length of 6.8m with a width of 4.9m. The garage would have a pitched roof with a ridge height of 3.5m. There would be rooflights to both roof slopes. The garage would be set 9.6m to the front of the house.

Consultations

Merseyside Fire and Rescue Authority – No objections but informative given.
Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

K/APP/13862 - ERECTION OF DETACHED GARAGE. Granted: 28.02.1992.
K/APP/14538 - ERECTION OF FRONT PORCH AND CANOPY TO FRONT ELEVATION. Granted: 02.10.1992.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The application is for a detached garage to the front of a house in a residential area and is acceptable in principle.

Design and Visual Amenity

The design of the garage is acceptable and would not be out of character with locality. The garage would not be obtrusive upon the street scene of Wood Road, being set back slightly from the boundary and shielded to an extent by the fence. The garage would have acceptable impacts of the outlook of the adjoining house and on Dunacre Way in general. There is a ground floor window on the gable of the neighbouring house, 100 Wood Road but there is front window and also garden between the house and the boundary with Dunacre Way with a shed and timber fencing and it is considered that the proposal would not be detrimental to the outlook of that property. The proposal would not be detrimental to the visual amenity of neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

There would be parking available within the garage and on the drive area to the front of the garage which would provide parking for 2 or 3 cars which maintains Council parking standards. The proposal would not be detrimental to road safety.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposal is for a domestic garage in a residential area and raises no residential amenity concerns. The proposal would not cause overlooking or loss of privacy.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal is acceptable in design and would not be detrimental to the visual and residential amenities of neighbouring properties or the area in general. The proposal would not be harmful to road safety. A similar proposal was approved in the past albeit in 1992. The application complies with planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following policies: -

- 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 external walls of the garage hereby permitted shall rendered to match the existing house and the roof shall be tiled to match the roof of the existing house.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

13/05/2025	DUN-WMK-00-00/RP-DR-A-3003	REV P3	GROUND FLOOR PLAN / ROOF PLAN PROPOSED PLUS LOCATION PLAN
13/05/2025	DUN-WMK-00-00-DR-A-3004	REV P3	ELEVATIONS PROPOSED
13/05/2025	DUN-WMK-00-00-DR-A-3002	REV P3	BLOCK PLAN PROPOSED
14/03/2025	DUN-WMK-00-00-DR-A-3000	REV P2	SITE LOCATION PLAN EXISTING

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **Alan Kilroe**

Date: **28 May 2025**

Informatives

1. Merseyside Fire and Rescue

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

Appendix 1 – Site Photographs