

Regeneration and Economic Development Department

APPLICATION NO: 21/00335/FUL

APPLICANT: Mr Wayne Lynch

WARD AFFECTED: Roby

DEVELOPMENT: CONVERSION OF GARAGE TO FORM HABITABLE ROOM TOGETHER WITH THE ADDITION OF 1 NO. NEW VEHICULAR PARKING SPACE

LOCATION OF SITE: 3 Grange Close, Roby, L36 9UT

KNOWSLEY LOCAL PLAN ALLOCATION –

Knowsley 220s - Section 220 Notice - Church Road, Roby

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 application is for the conversion of a garage to form a habitable room (living room) together with the addition of 1 no. new vehicular parking space, to the detached property at 3 Grange Close in Roby.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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

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The site is identified as land for primarily residential development and a domestic conversion would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposal would involve bricking up and inserting a bay window in the front elevation of the property to form a habitable room. The existing area of hardstanding within the curtilage of the property would also be extended to accommodate an additional parking space. The proposed development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale of the proposed development and proximity to neighbouring properties, the proposal would not significantly affect the amenity of nearby residents.

HIGHWAYS

The proposal would involve extending the existing area of hardstanding to the front of the property to accommodate an additional parking space. The proposed driveway would be sufficient to accommodate a maximum of three cars, which would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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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
16/04/2021	3GCR/WD01EXISTING	-	LOCATION PLAN AND EXISTING AND PROPOSED PLANS AND ELEVATIONS

Informatives

Chloe Roberts

27 May 2021

Alan Kilroe 16 June 2021

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