

<u>APPLICATION NO:</u>	24/00488/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	89 Middleton Drive, Prescot, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM AND EXTENSION OF EXISTING HARD-STANDING TO PROVIDE AN ADDITIONAL CAR PARKING SPACE		

Site Description

The application property is a detached dwelling and associated garden curtilage located on a new build housing estate. The dwelling has an integral garage, and the front garden consists of a drive and parking area together with a small grassed area with border planting.

Proposal

The application is for the conversion of the integral garage to a habitable room within the dwelling. Externally, the work would involve the replacement of the garage door with a window and wall below. The width of the driveway would also be increased by 2.3m to create an additional parking space to the front of the property, with the parking to the front increase to 8.2m total width. The dropped kerb access is also to be widened appropriately.

Similar developments have occurred at 81 Middleton Drive (21/00523/FUL) and 10 Middleton Drive (23/02764/FUL).

Consultations

Whiston Town Council - No comments received.

Representations

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

Planning History

16/00778/FUL - Erection of 133 dwellings together with electric substation and other associated development. Granted 26.07.2017.

16/00778/NMA - Application for a non-material amendment to planning permission 16/00778/FUL - erection of 133 dwellings together with electric substation and other associated development - amendment sought to approved plans including omission of electric substation, amendment to plot 92 and alteration of Byron house type. Granted 18.01.2018.

16/00778/NMA1 - Non-material amendment to planning permission 16/00778/FUL - erection of 133 dwellings together with electric substation and other associated development - amendment sought to materials layout plan approved under 16/00778/NMA. Granted 20.08.2018.

Permitted development rights were removed as part of application 16/00778/FUL.

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.

Whilst the site is identified as being in a location allocated for Urban Greenspace and Educational Land the area has since been developed as a housing estate and the surrounding area is primary residential.

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. Given the development of the housing estate 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 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 area has been developed as a housing estate and the surrounding area is primary residential. Therefore, a domestic garage conversion at the application property is acceptable in principle.

Visual Amenity Considerations

The conversion of the garage would involve limited alterations to the exterior of the dwelling, namely the removal of the original garage door and replacing with a window and brickwork below. The facing brickwork is proposed to match the existing house and the new window would also complement the existing windows in the property.

The additional area of hardstanding to the front would extend the existing driveway by an additional 2.3m in width resulting in the removal of most of the grass section to the front of the dwelling, with 2 strips of grass being retained either side of the driveway, 1 strip being 1.2m wide (the existing strip not being extended into) and 1 strip being 1.5m wide. It is not considered that removing 2.3m of grass and small border would be detrimental to the visual amenity of the area or the street scene.

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

Highways Considerations

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The garage, with internal dimensions of 4.9m by 2.7m, is not considered useable with internal garage dimensions of 5.5m by 2.75m being considered useable and the specified dimensions in the adopted Householder Development SPD. Therefore the proposed conversion would not result in the loss of any in-curtilage parking. Whilst the additional parking hardstanding is not quite to specified dimensions in the SPD, which states that 2 side by side parking spaces will require an area of 5m x 5.7m, equating to 2.85m width each, whilst the extended hardstanding would equate to 2.72m width each. However there is still space to either side, and given that the parking is not being worsened due to the garage not being classed as useable, the proposal is satisfactory and does not raise any highway safety or parking concerns.

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 proposed conversion of the garage to a habitable room and installation of additional hardstanding to a house in a residential area does not raise any residential amenity or privacy concerns.

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

Conclusion

The proposed garage conversion and hardstanding is acceptable in terms of visual and residential amenity impacts and does not raise highway safety concerns. The

application complies with planning policies and is recommended for approval.

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 proposed car parking layout and associated footway crossing modification as shown on Proposed Site Plan referenced drawing no. 24-606-P04 shall be installed prior to the first use of the habitable room converted from a garage hereby permitted. The additional car parking area shall be made of porous materials or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The agreed area shall be retained as such at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance 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 June 2006.

- 4) Notwithstanding any submitted details 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 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
21/09/2024	24-606-L01	-	LOCATION PLAN
21/09/2024	24-606-P04	-	PROPOSED SITE PLAN
21/09/2024	24-606-P05	-	PROPOSED GROUND FLOOR PLAN
21/09/2024	24-606-P06	-	PROPOSED ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

**Signed Authorising
Officer²:** **K Foster**

Date: **19 November 2024**

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 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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