

Regeneration and Economic Development Department

APPLICATION NO: 22/00377/FUL

APPLICANTS: Ms Jackson

WARD AFFECTED: Shevington

DEVELOPMENT: RETROSPECTIVE APPLICATION - CONVERSION OF GARAGE TO HABITABLE ROOM

LOCATION OF SITE: 27 Ambleside Drive, Tower Hill, Kirkby, L33 2EE

KNOWSLEY LOCAL PLAN ALLOCATION:

Urban Green Space and Educational Land (former)

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.

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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a semi-detached property located in a modern residential development at no 27 Ambleside Drive, Tower Hill. The application seeks permission retrospectively for the conversion of a garage to provide living accommodation. The existing garage door has been replaced with one window.

RELEVANT PLANNING HISTORY

A number of applications have been submitted and approved relating to the wider construction of the housing estate. Of particular importance is the decision notice relating to application reference 04/00131/FUL which placed a condition restricting the conversion of integral garages to living

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accommodation (either in whole or in part) without the prior written permission of the Local Planning Authority.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as Urban Greenspace and Educational Land in the adopted Development Plan and has since been subject to the construction of a residential housing estate. Given its current use a domestic conversion of the garage is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (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 alterations to the principal elevation are in keeping with the appearance and design of the existing dwelling. The UPVC window is of a similar design and matches the existing windows. The bricks used have been carefully selected so that they match the host property as closely as possible.

The design of the conversion is considered to be appropriate and in compliance with the Development Plan policies listed above. It is considered that the works undertaken respond positively to the appearance of the host dwelling and neighbouring properties and is therefore in keeping with the design characteristics of the street scene.

RESIDENTIAL AMENITY

There would be no additional massing that would extend beyond the built form of the existing property. Due to the design of the proposals which are in keeping with the host property there would be no adverse effects on residential amenity and would mirror similar works undertaken by neighbouring properties, notably the adjoining neighbour at no. 25.

It is not considered that the development results in having adverse impacts to residential amenity of neighbouring occupiers.

HIGHWAYS

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The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used and minimum internal dimensions of 5.5m x 2.75m are required.

The internal measurements of the former garage measures 2.47m x 4.69 and therefore does not provide parking provision in line with what the Local Planning Authority considers an acceptable standard since the host property's construction. Notwithstanding this, due to the loss of parking provision on site it is necessary that parking provision is replaced within the curtilage of the property. The proposed site plan indicates that space will be made available to provide additional car parking provision although no details in terms of its layout and use of materials have been provided.

Whilst the area indicated on the proposed site plan would fall short of the parking standards the Local Planning Authority would expect, it is noted that a number of properties in the nearby vicinity, most notably the adjoining neighbour at no. 25, have undertaken similar works. Paragraph 111 of the Framework states development should only be 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. Given the developments which have taken place within the immediate vicinity of the host property it is not considered appropriate to refuse the application on highways grounds. Notwithstanding this, it is considered necessary that a condition is placed on this application to provide additional parking provision on account of the loss of the integral garage.

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 subject to conditions.

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.

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.

- 4) Notwithstanding the proposed car parking layout illustrated by the proposed site plan drawing reference "001" received on 6th August 2022, Within 6 months following the grant of planning permission the additional car parking space as indicated on the proposed site plan "001" will be laid out and the existing vehicular crossing shall be

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extended in accordance with a specification approved by the Local Highway Authority. 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 that the development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02.08.2022	TQRQM2221409 1730370		LOCATION PLAN
06.08.2022	001		EXISTING AND PROPOSED SITE PLAN
06.08.2022	002		EXISTING AND PROPOSED FRONT ELEVATION
06.08.2022	003		EXISTING AND PROPOSED FLOOR PLANS

J Fleming
06.09.2022

Alan Kilroe
7 September 2022

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