

Regeneration and Economic Development Department

APPLICATION NO: 21/00424/FUL

APPLICANT: Mr W Kearns

WARD AFFECTED: Roby

DEVELOPMENT: RETROSPECTIVE APPLICATION FOR THE CONVERSION OF DETACHED GARAGE GROUND FLOOR (WITH EXISTING ANCILLIARY LIVING SPACE ABOVE) TO FORM HABITABLE ROOMS ANCILLIARY TO MAIN DWELLINGHOUSE

LOCATION OF SITE: 4 High Carrs, Roby, Knowsley, L36 4RW,

KNOWSLEY LOCAL PLAN ALLOCATION –

Conservation Areas - Roby Conservation Area

Green Belt - Tarbock

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

CS20 - Managing the Borough's Historic Environment

Knowsley Replacement Unitary Development Plan (2006):

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

ESS Parks And Green Spaces – No comments received.

Conservation & Design Officer – No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice and a Press Notice. 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:

SITE AND SURROUNDINGS:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The application relates to a detached building formerly used as a garage for the main dwelling on site at 4 High Carrs. The site is located off of Roby Road and accessed via High Carrs, a private residential Road. The site sits within a primary residential area and is adjacent to the Bowring Park Golf Club to the south and south-west of the site. The site also lies within the Roby Conservation Area.

PROPOSAL

The retrospective application is for the conversion of the ground floor of a detached garage (with existing ancillary living space above) to form a habitable room ancillary to the main dwelling. The conversion involved bricking up the existing garage door entrance and inserting a window and French Doors in the east elevation of the building. The ground floor habitable room created comprises a kitchen/dining/living area.

The proposal as originally submitted has been amended to change the design of the window proposed in the east elevation of the building so that it appears more consistent with the style and design of existing windows on the building.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and also lies within the conservation area. The application complies with policies CS2, CS19 and CS20 of the Local Plan Core Strategy (2016) and saved policies DQ5, 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 and maintains a good standard of amenity for all existing and future occupants. The development should also preserve or enhance the conservation areas.

DESIGN

The new window and doors which have been inserted in the east elevation of the former detached garage are relatively minor works which are considered to be an acceptable addition to the building. However, to address comments given by the Conservation and Design Officer, the design of the new window was amended. As a result of the amendment, the proposed window appears more in keeping with the design of the existing windows on this building which are casements with a sash 'style', with chamfered detail used for lintols and cills. The materials proposed would also match those on the existing building and the main dwelling.

Overall, the proposed development respects the character and appearance of the former garage, main dwelling and the wider Conservation Area. The development would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the nature of the development and proximity to surrounding neighbouring properties, the conversion would not adversely affect the amenity of residents.

HIGHWAYS

Whilst the conversion has resulted in the loss of two car parking spaces contained within the former garage, there is sufficient space within the curtilage of the property to retain these spaces which would comply with the Council's parking standards.

OTHER ISSUES

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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.

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) The former detached garage shall be used wholly in conjunction with, and ancillary to, the use of 4 High Carrs as a single dwelling-house and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/05/2021	21-023-100	-	LOCATION PLAN
15/09/2021	21-023-120	B	PROPOSED PLANS AND ELEVATIONS
14/06/2021	21-023-110A	-	PROPOSED SITE PLAN

Informatives

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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Chloe Roberts

16 September 2021

Alan Kilroe

23 September 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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