

<u>APPLICATION NO:</u>	24/00603/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	25 Lightoaks Drive, Halewood, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Knowsley Local Plan Policies Map Allocation

Allocated for Housing Development.

Site Description

The application relates to a two-storey detached dwelling with integral garage at no.25 Lightoaks Drive, Halewood. There is hard surfacing to the front, providing additional off-street parking.

The application site was formerly part of the Bridgefield Forum site and is designated as Allocated for Housing Development which has since been developed for housing. The application dwelling forms one of these units and the site is therefore within a predominantly residential area.

Proposal

The application seeks permission to convert an existing integral garage to form living accommodation. The proposed conversion would involve the replacement of the garage door with a new window within the front elevation. It is proposed to insert a new white uPVC, 3 pane window and brickwork in-fill.

113 no. dwellings under planning approval

The application site property was built as part of a wider planning permission for the erection of 113 dwellings, approved in 2016. Condition 20 of that permission stipulates the following:

“20. *The garages hereby permitted shall not be converted into living accommodation (either in whole or in part) and shall be retained for use by the dwelling(s) hereby approved at all times as garages, unless the written permission of the Local Planning Authority has been sought and obtained beforehand.*

Reason; To ensure adequate garaging / off-street parking provision is retained and thereby to avoid the harm to amenity, safety or convenience caused by on-street parking and to comply with Saved Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.”

Hence the submission of the application currently under consideration.

Consultations

Halewood Town Council - No Comments Received
LLFA/Drainage - No objection.

Representations

This application has been publicised by letters sent to 2 neighbours. No representations have been received.

Planning History

APP. NO: 15/00559/FUL
PROPOSAL: ERECTION OF 44 NO. SEMI-DETACHED DWELLINGS & 69 NO. DETACHED DWELLINGS (113 NO. IN TOTAL), TOGETHER WITH ENGINEERING WORKS (INCLUDING FLOOD MITIGATION WORKS), LAYING OUT OF PUBLIC OPEN SPACE AND OTHER ASSOCIATED WORKS
DECISION: Granted
DECISION DATE: 29 January 2016

APP. NO: 15/00559/NMA
PROPOSAL: APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANTING OF PLANNING PERMISSION 15/00559/FUL - ERECTION OF 44 NO. SEMI-DETACHED DWELLINGS & 69 NO. DETACHED DWELLINGS (113 NO. IN TOTAL), TOGETHER WITH ENGINEERING WORKS (INCLUDING FLOOD MITIGATION WORKS), LAYING OUT OF PUBLIC OPEN SPACE AND OTHER ASSOCIATED WORKS - SUBSTITUTION OF HOUSE TYPES TO 11NO PLOTS TOGETHER WITH INSTALLATION OF PHOTOVOLTAIC PANELS TO 10NO PLOTS
DECISION: Granted
DECISION DATE: 5 April 2016

APP. NO: 15/00559/NMA1
PROPOSAL: APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANTING OF PLANNING PERMISSION 15/00559/FUL FOR THE ERECTION OF 44 NO. SEMI-DETACHED DWELLINGS & 69 NO. DETACHED DWELLINGS (113 NO. IN TOTAL). - SUBSTITUTION OF HOUSE TYPES AND RESITING OF PLOT NO'S 1- 4 TOGETHER WITH INSTALLATION OF 1.1M HIGH RAILINGS AND SUBSTITUTION OF HOUSE TYPES TO PLOT NO'S 25-36
DECISION: Granted
DECISION DATE: 24 May 2016

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Layout

Parking

The proposed development would involve the conversion of an existing integral

garage. There is existing hard surfacing to the front of the garage and property that provides additional off-street parking. Parking provision is discussed in detail in this report in the Highway section below.

Waste Management

The proposed development would not impact on existing access to the rear of the property which would be retained to provide access to the rear garden for the storage of waste and recycling bins. The proposal is therefore acceptable in terms of waste management provision in accordance with the Householder Development SPD.

Design and Visual Amenity

The conversion of the garage would include the replacement of the garage door within the front elevation with a new window. The window would match with the existing windows in terms of size, style and materials. There would be an infill of brickwork which should match that of the existing dwelling and this could be secured by a suitable planning condition if planning permission is granted.

As such, the proposal is considered acceptable in terms of impact on visual amenity, design and the character of the street scene. The proposal is therefore in accordance with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Knowsley Replacement UDP together with the Householder Development SPD.

Highway

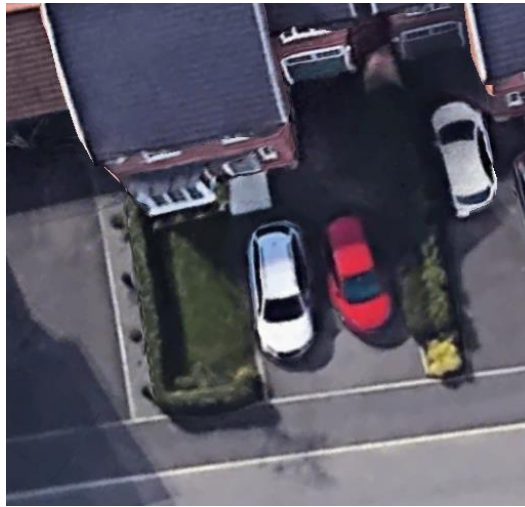
The application property comprises a 4 no. bedroom dwelling. Appendix A of the Ensuring a Choice of Travel SPD requires that a 4-bedroomed dwelling should be served by 3 no. off-street parking spaces.

The proposed development would result in the loss of a garage space. The Householder SPD 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 as such. Minimum internal dimensions of 5.5m x 2.75m”.

The existing garage has internal dimensions of 5.25 x 2.85 m and as such, having regard to the Householder Development SPD, technically the existing garage does not meet the minimum standards set out in the guidance. The garage is not considered as a usable garage space and the proposed development would not result in the loss of a parking space.

Furthermore, the application site has existing hard surfacing to the front of the garage which can accommodate off-street parking for 3 no. vehicles. The proposal would therefore retain acceptable levels of parking provision and therefore accord with the guidelines set out at paragraph 7.10 of the Householder Development SPD.



It is considered that, the proposal would have an acceptable impact upon parking provision and highway safety and would be in accordance with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Knowsley Replacement UDP, the Ensuring a Choice of Travel SPD and the Householder Development SPD.

Residential Amenity

The host property is a detached property flanked either side by detached residential dwellings. The application site shares a rear boundary with an apartment block located on Redoaks Way.

No.23 Lightoaks Drive

No.23 is the detached dwelling to the southeast of the site. The neighbouring property and the host dwelling are separated by a double garage serving No. 23. The garage the subject of this application is located on the opposite side of the host property and is set back approx. 3 m behind its front elevation.



The proposed conversion would include replacing the garage door with a new window within the front elevation but due to the juxtaposition of the neighbouring property it would not have any impact on No. 23. It is considered that the proposed conversion of the garage to habitable accommodation would not result in any detrimental impact on this property given that it would remain in residential use.

No.27 Lightoaks Drive

No.27 is the adjacent detached property located to the northwest of the host property. The host property and this neighbour are handed with their integral garages with bedrooms above located approx. 1.25 m apart. The nearest habitable

ground floor window within the front elevation of the neighbouring property is a bay window located on the opposite side of the dwelling.



Given the above, it is considered that the proposed conversion of the garage to habitable accommodation would not result in detrimental impacts on this property.

Nos.1 -39 Redoaks Way

Nos. 1 - 39 is an apartment block which shares a rear boundary with the application site. There would be no alterations to the rear of the garage with the existing utility area remaining at the rear.



Given the works proposed and the juxtaposition of these properties, the development would not have any impact on the amenity of the occupiers of this building.

The proposed conversion works would result in alterations to the front elevation only and as such it is considered that there would be no detrimental impacts on privacy; loss of light or other loss of amenity to the neighbouring properties. In view of the above, it is considered that the proposal would be acceptable in accordance with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Flood Risk and Drainage

Local Plan Policies CS2 and CS24 combine to ensure that development will not cause any unacceptable risk of flooding and that surface water will be drained in a

safe and sustainable manner. The site is identified as being within Flood Zone 3 which is a high-risk area for flooding. The application is accompanied by a Flood Risk Assessment which has been considered by the Lead Local Flood Authority to be acceptable.

The development, subject to compliance with the FRA ,would be acceptable in terms of impacts from flooding and would not conflict with Policies CS2 and CS24 of the Local Plan.

Conclusion

The principle of converting an existing garage to provide additional residential living accommodation is considered acceptable. The proposed development would have an acceptable impact upon visual amenity; adequate parking would be retained and there would be no detrimental impacts on residential amenity; highway safety or flood risk. On this basis, the proposal complies with all relevant local and national planning policies and guidance and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 development 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 the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development Supplementary Development Plan (2016).

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/01/2025	-	-	FRA APPENDIX - DETAILED FLOOD MAP CENTERED ON LIGHTOAKS DRIVE, HALEWOOD (FLOOD RISK ASSESSMENT)
27/01/2025	-	-	APPENDIX - TABLE (FLOOD RISK ASSESSMENT)
04/12/2024	-	-	FLOOD RISK ASSESSMENT FOR MINOR DEVELOPMENT (GARAGE CONVERSION)
16/11/2024	TQRQM24321115 914238	-	LOCATION PLAN v1A
16/11/2024	TQRQM24321121 853107	-	SITE PLAN DRAWING v1A(1:500)
16/11/2024	v1A	-	ELEVATIONS
16/11/2024	v1A	-	FLOOR PLAN

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 31 January 2025

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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

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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Appendix 1 – Site Photographs

