

<u>APPLICATION NO:</u>	24/00413/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	16A Marsden Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF EXISTING GARAGE INTO AN OFFICE TOGETHER WITH THE INSTALLATION OF NEW WINDOWS AT THE FRONT AND REAR OF THE HOUSE (PART-RETROSPECTIVE).		

Site Description

The application relates to a two-storey semi-detached dwelling at no.16A Marsden Road. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks part-retrospective permission to convert the existing attached side garage. The conversion accommodates a lounge and dining room at ground floor and the former front garage door has been replaced with a window. A window is proposed to be installed to the rear elevation with the existing side window proposed for blocking up.

Consultations

Halewood Town Council: No comments received.

Representations

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

Planning History

04/00499/FUL - Erection of 1 no. pair of semi-detached houses. Granted, 11.08.2004.

04/00127/FUL - Erection of 3 no dwellings. Withdrawn, 22.03.2004.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

Knowsley Local Plan Core Strategy (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Detached Buildings and Structures, Parking and Domestic Garages

The conversion of the existing attached garage has resulted in the loss of a parking space. However, there is existing hard surfacing to the front which provides 1no. off-street parking provision. On-street parking is also available along Marsden Road and the site itself is sustainably located. The proposed conversion will also be to an existing garage and would involve no additional projections to increase its size. The proposal would therefore accord with the guidelines under Part 7.10 of the Householder Development SPD.

Neighbouring Amenity

The nearest neighbouring dwellings which will be most impacted by the proposal include no.16 Marsden Road to the north, no.175 Leathers Lane to the rear and no.25 Marsden Road to the front. Whilst a window has been installed to the front and is proposed to be installed at the rear, it would be over 20m away from no.175 and no.25 which is deemed to be a sufficient distance. The proposal would also be

distanced 6.6m away from no.16 and would maintain the existing separation distances as the former garage. The existing boundary treatments will also provide a degree of screening. Therefore, the impact in terms of loss of privacy and direct overlooking will be minimal. Additionally, the conversion of the garage to habitable lounge and dining rooms are not considered to result in any greater impact in terms of noise and disturbance given that it will remain in residential use. As such, the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The conversion has been undertaken to an existing attached garage and would therefore have a minimal visual impact. Whilst the conversion includes the replacement of the front garage with a window and the proposed installation of a window to the rear, these will match with the existing windows in terms of size, style and materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would result in the loss of a garage space for a 3no. bedroom dwelling. 2no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. The site has existing front hard surfacing which provides off-street parking for 1no. vehicle. The proposal would therefore fail to achieve the parking standards. However, the shortfall is not considered to be a significant enough reason for refusal, given that on-street parking is available. The site is also sustainably located within walking distance to Halewood railway station and nearby bus stops. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

A gap of over 1m will remain available to the side for the storage of waste and recycling bins. The proposal is therefore deemed to be acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 materials to be used on the external surfaces of the extensions 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/10/2024	003	-	Site Location Plans
03/10/2024	002	-	Proposed Plans

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **18 October 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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