

Regeneration and Economic Development Department

APPLICATION NO: 21/00805/FUL

APPLICANT: Miss Stella Ryan

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 80 Tarbock Road, Huyton, Knowsley, L36 5TQ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to semi-detached dwelling located on Tarbock Road within Huyton. The existing property is two storey, with a single storey extension and sun room across the rear of the dwelling. There is also a detached garage which sits behind the dwelling, along the side boundary with 82 Tarbock Road.

Permission is sought for the erection of a single storey extension to the front, side and rear of the dwelling. The side extension would measure 2m in width, project 1.4m beyond the front elevation and would also wrap around part of the front of the dwelling to replace the existing porch. The extension would then project 0.7m beyond the existing rear elevation to link into the existing detached garage and a single storey rear extension of 2m in depth would replace the existing sun room.

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The garage is also proposed for conversion into additional living accommodation.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension plus garage conversion would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed extension and conversion of the garage are considered to be of an appropriate design for the host dwelling. The forward projection would align with the existing porch and given the single storey nature it would not appear unduly prominent within the street scene. The extension would present a hipped roof to the front, which would echo the original roof on the dwelling. The works would also be finished in complimentary materials.

The rear elements of the proposal would involve replacing the existing sunroom with a lean to style extension, linking into the side of the remaining rear extension. As such the footprint of building to the rear would not be significantly different to the current layout. The side element would also protrude 0.7m beyond the outer rear elevation, allowing the extension to link into the detached garage. The conversion of the garage would involve the addition of patio doors and one window within the side elevation facing inwards to the privet garden, plus two Velux windows within the roof slope. The proposed conversion would not unduly affect the character of the dwelling or surrounding area.

The side and front extension would be located along the shared side boundary with 82 Tarbock Road. This dwelling appears to have two ground floor windows within the side elevation, one of which appears to serve the entrance hallway. The second window is assumed to serve the kitchen at the dwelling, similar to the layout of the application property, but there is secondary window in the rear of the dwelling which would also serve this room. Therefore, the side extension would not be considered as detrimental to any habitable rooms within the adjacent dwelling.

No.82 has not been extended to the rear and as such the proposed rear extension would project approximately 2.7m beyond the rear elevation of this dwelling. This would conform with the Householder SPD, which states that single storey extension projecting up to 4m beyond a neighbouring property are considered acceptable and as such would not cause undue harm to the amenity values of the neighbouring properties. Additionally, the conversion of the garage along the shared boundary would not have any detrimentally impacts as the built form would remain the same and the opening proposed would be on the elevation facing away from the boundary to No.82.

Regarding the attached dwelling, 78 Tarbock Road, the amenity level of this dwelling would be adequately preserved. The single storey extension would project 2m beyond the rear of the adjacent dwelling, which is similar in the scale of the sun room it would replace. The replacement of the glassed side elevation with a solid wall would have minimum impact given the limited depth

The area in front of the dwelling is currently hardstanding and could provide two in curtilage parking spaces. While the area to the side of the dwelling is not of adequate width to provide any parking, nor is the existing garage. The proposed side extension and garage conversion therefore would not result in the reduction of the existing parking provisions. The extension would create one additional bedroom at the ground floor level, taking the total to four bedrooms. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. While the property would fall short of the parking standards, it should be noted that they are maximum standards. The existing provisions would be retained and therefore is considered that the addition of one bedroom within this location would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

CONCLUSION

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The proposed extension and garage conversion would be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/09/2021	-	-	PROPOSED SINGLE STOREY FRONT, SIDE AND REAR EXTENSION AND GARAGE CONVERSION

Informatives

Louise Everard

10 December 2021

Alan Kilroe

10 December 2021

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