

<u>APPLICATION NO:</u>	25/00272/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	8 Treswell Road, Roby, Knowsley, L14 7AT		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

Two-storey detached dwelling located on Treswell Road. The dwelling has brick to all elevations, a gable tiled roof and white UPVC windows. The property currently has off-street parking available for 2no. vehicles. The immediate surrounding area is characterised by dwellings of a similar design (both detached and semi-detached).

Site Constraints:

Former Waste Tipping Site.

Site covered by Tree Preservation Order: 87/00001/TPO.

Proposal

Planning permission is sought to convert the existing garage to form a habitable room, which would serve as a new lounge.

In addition, the existing driveway would be extended with additional flagging to allow for an additional 1no. off-street parking space; increasing the off-street parking available to 3no. vehicles.

The footprint of the existing garage would not be extended in any way. The existing garage door would be replaced with facing brickwork and 1no. white UPVC window within the front elevation of the dwellinghouse. The proposed habitable room would be continued to be served by the existing small, hipped roof.

Consultations

Highways – No objections; subject to condition.

Highways have no objection to the proposed development. The applicant is to provide a third curtilage car parking space to replace that lost by the garage conversion. The third space will be independently accessible, making it more likely to be used. The space, and kerb modifications to facilitate access should be secured by condition.

Environmental Health – No objections in principle.

Environmental Health have no objections to the proposed conversion of the garage to form a habitable room. The remediation reports for the site indicate that the ground gas protection was incorporated into the internal garage area during the build. The developer should ensure the integrity of the gas membrane during the construction works.

Representations

This application has been publicised by letters sent to 8 neighbours. No comments or objections were received during the consultation period.

Planning History

09/00556/OUT Outline Application for erection of 525no. dwellings together with remediation works (means of access to be considered at this stage).

Refused 16.09.2010

Appeal Allowed with Conditions (07.02.2011)

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

Policy CS2 Development Principles
Policy CS19 Design Quality and Accessibility in New Development
Policy CS7 Transport Networks

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

Policy H5 Development Within Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD
Ensuring a Choice of Travel SPD

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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling.
- b) The design and materials to be used would reflect those used on the original dwelling.
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings.
- d) The proposal would not create potential hazards to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

1.0 Principle of Development

- 1.1 The applicant site is identified as being allocated for Housing Development in the Knowsley Local Plan: Core Strategy.
- 1.2 As the site is now characterised by a new-build housing estate, the garage conversion is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

2.0 Residential Amenity

- 2.1 The footprint of the garage would not be extended in any direction.
- 2.2 The proposed 1no. window within the front elevation of the dwelling raises no overlooking privacy concerns, given its ground floor sitting and would not create any additional views not already available from the front elevation of the dwelling.
- 2.3 Therefore, the garage conversion is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8.

3.0 Design

- 3.1 The garage conversion would be visible from the wider street scene of Treswell Road.
- 3.2 The conversion would be finished in a facing brickwork and a brick band detail (below the proposed window) to match the existing dwelling. Additionally, the brick would be built up to a height that would mirror that of the existing bay window to ensure congruency in the design of the dwelling. As the materials and design would match the existing dwelling, the proposal is considered to be acceptable in visual terms.
- 3.3 The window to be installed would be white UPVC. As the additional window would match the materials and colours of the existing fenestrations found at the dwelling, the window is considered to be acceptable in this instance.
- 3.4 Overall, the proposed garage conversion is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8.

4.0 Highways

- 4.1 The Householder Development SPD advises 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.
- 4.2 The Householder Development SPD also outlines that the parking provision for a 4+ Bedroom Property should provide 3no. parking spaces within the curtilage of the dwelling.
- 4.3 The existing garage currently has a depth of 6.09m and a width of 3.14m. As such, the internal dimensions of the garage are considered to count towards the parking provision of the site. Therefore, the garage conversion would result in the loss of 1no. off-street parking space.
- 4.4 The application site currently benefits from a driveway to the front of the dwelling which measures approximately 5.9m in width and 5.45m in depth and has the off-street parking availability for 2no. vehicles.
- 4.5 The Proposed Site Plan indicates that the existing driveway will be extended 1.65m to the right-hand side of the driveway, and 0.7m to the left-hand side of the driveway. The extended driveway would allow for a further 2.75m x 5.0m Car Parking Provision to comply with 3no. parking spaces for a 4-Bedroom property.
- 4.6 Whilst the introduction of the additional off-street parking space would result in the loss of somewhat approx. 0.7m and 0.77m of soft landscaping to the front of the dwellinghouse, as the Site Plan indicates that an 'Aco Drain' is proposed to the front of the extended driveway and the existing driveway slopes towards the highway, it is considered that provisions have been made to direct run-off water from the hard surface to permeable or porous area.
- 4.6 Overall, it is considered that the proposed garage extension would be in accordance with the Householder Development SPD and Policy H8, and would

not have any negative impact on highway safety.

5.0 Other Matters – Environmental Health

- 5.1 The property is located on a former landfill which was investigated and monitored under planning approval 09/00556/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for a residential end use.
- 5.2 Environmental Health have no objections to the proposal, and informatives have been included at the end of this report, to ease concerns.

Conclusion

The proposal would be acceptable in terms of any impacts on the visual and residential amenity, highway safety and environmental health. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

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 proposed conversion 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).
- 4) No part of the accommodation / development consented hereby permitted shall be occupied until the parking provision and associated footway crossing modifications shown on Drawing 8TR/PD/04 have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.04.2025	8TR/PD/01	-	Site Location Plan
28.04.2025	8TR/PD/02	-	Existing Floor Plan and Elevation
28.04.2025	8TR/PD/03	-	Proposed Floor Plan and Elevation
28.04.2025	8TR/PD/04	-	Site Plan

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **19.06.2025**

Informatives

- 1) It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Prior to the commencement of any works, please contact Knowsley.highways@tarmac.com to discuss the matter further.
- 2) Based on the information available to Environmental Health and the previous remediation undertaken at this site, in relation to contaminated land, there is the potential that some contamination may still exist below the hard standing of the patio area and beneath 600mm within the garden. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by the Local Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

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

Site Photographs

