

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00291/FUL

APPLICANT: Ms Ue Chan

WARD AFFECTED: Shevington

DEVELOPMENT: CONVERSION OF GARAGE TO HABITABLE ROOM (BEDROOM/UTILITY)

LOCATION OF SITE: 4 Stiles Road, Tower Hill, Kirkby, Knowsley, L33 4EA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

None Relevant

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the conversion of garage to habitable room (bedroom/utility).

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

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POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application would also comply with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. There would only be limited impacts on the street scene from the change. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties as there would be minimal external changes. The proposal complies with the Householder Development SPD.

HIGHWAYS

NPPF para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The conversion of the garage would reduce the amount of parking spaces at the property. However, there would still be room for Two parking spaces. Whilst this is slightly less than the 3 parking spaces required for a 4+ bedroom property, it is considered that a shortfall of 1 space will not cause significant harm in relation to highway safety and is acceptable overall.

CONCLUSION

The proposal is acceptable in design, and would not harm the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5

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and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/05/2022	-	-	Location Plan
11/05/2022	1740/05	-	Proposed Site Plan
11/05/2022	1740/02	-	Proposed Ground Floor Plan
11/05/2022	1740/04	-	Proposed Front Elevation

Informatives

N/A

Andrew Hunt
13 June 2022

Alan Kilroe
24 June 2022

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