

Regeneration and Economic Development Department

APPLICATION NO: 22/00074/FUL

APPLICANT: Mrs Lisa Lodge

WARD AFFECTED: Stockbridge

DEVELOPMENT: RETROSPECTIVE APPLICATION FOR CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 10 Thornton Way, Huyton, Knowsley, L36 8AH

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas -

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Knowsley 220s - Section 220 Notice - Knowsley Lane/ Hillside Ave, Huyton

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:

Knowsley Parish Council - No comments received

NEIGHBOUR NOTIFICATION:

This application was publicised by letters sent to 5 neighbours and no representations were 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 seeks retrospective permission for the conversion of the attached garage into additional living accommodation. The works has already been completed and externally it involved the replacement of the garage door in the front elevation with a window and brickwork below, plus the creation of a single doorway in the rear elevation.

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

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The permitted development rights for garage conversions were removed under the original permission for the estate, hence the need for this application.

POLICY CONSIDERATION

The site is identified as a primary residential area on the Local Plan Policies Map and the conversion of a domestic garage would therefore 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 conversion of the garage involves limited alterations to the exterior of the dwelling, namely the removal of the original garage door and replacing with a window and brickwork below in the front elevation. It is finished in facing brickwork and upvc windows to match those used in the main property. The new window within the front elevation also complements the existing fenestration details in the property with regards to scale, alignment and materials, consequently the design is considered acceptable.

The conversion of the garage has no impact on the existing built form within the site and the additional window has no privacy implications. As such, the works does not unduly affect the amenity of the surrounding residents.

With regards parking provisions, the Householder SPD states that garages will only count as contributing to the parking levels where the internal dimensions are 5.5m by 2.75m as a minimum. The original garage falls short of these dimensions and as such its conversion is not considered as a reduction to the parking provisions for the dwelling. The development therefore does not raise any highway safety concerns.

CONCLUSION

The garage conversion is of an acceptable design for the host dwelling. It has no significant effect on the amenity of the surrounding residents and does not raise any highway safety concerns. 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:-

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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03/02/2022	BAR-THO-PL-DR-EL-02	-	PROPOSED ELEVATIONS
03/02/2022	BAR-THO-PL-DR-FP-02	-	PROPOSED FLOOR PLAN
04/02/2022	BAR-THO-PL-DR-LP-01	-	LOCATION PLAN

Informatives

1. 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Louise Everard

22 March 2022

Mark Cawood

22 March 2022

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