

Regeneration and Economic Development Department

APPLICATION NO: 21/00523/FUL

APPLICANT: Mr Christopher Rimmer

WARD AFFECTED: Prescott South

DEVELOPMENT: CONVERSION OF GARAGE TO HABITABLE ROOM AND EXTENSION OF EXISTING DRIVEWAY AREA

LOCATION OF SITE: 81 Middleton Drive, Prescott, L35 7AD

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. As a result 1 letter of support has been received, confirming they have no objections to the proposal and 1 objection has been submitted, the reasons are summarised as follows:-

- The removal of the lighting bollard would contravene the original planning permission and should not be removed
- The additional hardstanding would have an impact on the visual amenity of the shared private road

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 proposal relates to a two-storey detached property, within a modern housing development in Prescott. The dwelling is located on a small, private driveway, serving three properties. The dwelling has an integral garage and permission is sought for the conversion of this space to create additional living accommodation. Externally, the work would involve the replacement of the garage door with a window

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and brickwork below. The proposal also seeks to increase the width of the driveway by 2.35m and create an additional area of hardstanding to the front of the property.

POLICY CONSIDERATION

The site is identified as being in a location allocated for Urban Greenspace and Educational Land. However, the site has recently been developed and the surrounding area primary residential. Therefore, a domestic garage conversion at the application property is considered acceptable in principle, subject to compliance with relevant local 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 would involve limited alterations to the exterior of the dwelling, namely the removal of the original garage door and replacing with a window and brickwork below. The facing brickwork is proposed to match those within the main property and the new window would also complement the existing fenestration details in the property with regards to scale, alignment and materials.

The additional area of hardstanding to the front would extend the existing driveway by an additional 2.35m in width. This would result in the removal of the grass section to the front of the dwelling, with hardstanding spanning the width of the plot. The dwelling is set back from Middleton Drive and is accessed from a small private driving serving the row of three dwellings. Given its location, it is not considered that the lack of soft landscaping to the front of the site would be overly apparent within the wider street scene. It would not have such a detrimental impact on the overall character of the area, such as to warrant resisting the development.

The conversion of the garage would have no impact on the existing built form within the site. While the additional window within the front elevation would be set slightly further forward from the existing habitable ground floor window, the new opening would face towards the shared driveway and the beyond that the side elevation of 77 Middleton Drive. It therefore would not raise any concerns regarding privacy.

The proposal originally included the removal of the lighting column, which is located along the front boundary of the site. However, this light formed part of the lighting scheme which was approved under the original permission of the estate (16/00778/FUL), to ensure adequate lighting for the private drive and in the interest of residential amenity. The retention of this light was therefor considered important to preserve the amenity of the surrounding properties and for highway safety. As a result, the proposal has been amended to relocate the light column slightly to the west but still along the front boundary line of the site. The new position has been located as close to the existing as possible and therefore it is not considered that the level of light along this private drive would be compromised. Given the retention of the light, the development would have no significant effect on the amenity of the surrounding dwellings.

The internal dimensions of the existing garage are not sufficient to count as a useable parking space, therefore the proposed conversion would not result in the loss of any in-curtilage parking. The proposal does however also include an additional area of hardstanding to the front of the dwelling, increasing the width of the driveway. This would increase the parking provision within the site and would accommodate 3 spaces. The proposal therefore would not raise any highway safety concerns around parking.

CONCLUSION

The garage conversion is considered to be of an acceptable design for the host dwelling. It would have no significant effect on the amenity of the surrounding residents, nor would it unduly affect the character 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:

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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.

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

- 5) Prior to the commencement of the development the lighting column within the site shall be relocated to the position indicated on the approved plans and shall be retained at all times thereafter.

Reason: In the interests of residential amenity and highway safety band to ensure compliance with Policies CS7 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/08/2021	147/MDP/PL/001	REV C	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
11/08/2021	147/MDP/PL/002	REV B	BLOCK PLAN

Informatives

Louise Everard

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PS/DC/OP04/05	003	23/9/02

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11 August 2021

Alan Kilroe

13 August 2021

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