

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/02652/FUL **CASE OFFICER:** Andrew Hunt

WARD: St Michael's **PARISH:** NA

LOCATION: 212 Huyton Lane, Huyton, Knowsley, L36 1TQ

PROPOSAL: CONVERSION OF GARAGE AND ERECTION OF A FIRST FLOOR
EXTENSION AND PART SINGLE/PART TWO STOREY FRONT
EXTENSION AND ERECTION OF SINGLE STOREY SIDE
EXTENSION TO FORM PANTRY.

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Huyton Lane, Huyton which is a busy road (B5199). There are residential properties to the south west, north east and south with a wooded area directly opposite the site.

Proposal

The proposal is for the conversion of garage and erection of a first floor extension and part single/ part two storey front extension and erection of single storey side extension to form pantry.

Consultations

N/A

Representations

This application has been publicised by letters sent to 8 neighbours. No objections have been received.

Planning History

None relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H8 - Extensions and Alterations to Residential Properties

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

Street Scene

The garage conversion and part single / part two storey front and side extension would not project any further than the existing garage at ground floor level or the neighbouring dwelling at first floor level. As a result, the extension would comply with existing building liens and would not be an over dominant feature within the street scene. The extension would also be pitched like the main dwelling.

Therefore, the proposal is in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenity

In relation to 210, the extensions would take place on the opposite side of the house so the amenity of 210 would not be affected.

In relation to 214, the garage conversion and front extensions would not harm the amenity of 214 as they would not project beyond the existing garage at ground floor level or beyond 214 at first floor level. The side extension (pantry) would also not affect 214 as it is a small scale extension (with no windows) and there are no side windows on 214 opposite the extension.

Highway Safety

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 proposal would increase the number of bedrooms from 3 to 4. However there are more than 3 parking spaces on the driveway which means that parking standards are complied with.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-

- a. Proposed Location Plan - 2367-02-02-005 – Rev 001 - (received 09/11/2023).
- b. Proposed Elevations – 2367-02-05-001 – Rev 002 - (received 05/10/2023).
- c. Proposed Plans – 2367-02-03-002 - Rev 003 - (received 05/10/2023).

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

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **10 November 2023**

Informatives

N/A

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