

Regeneration and Economic Development Department

APPLICATION NO: 21/00513/FUL

APPLICANT: Sarah Jane Dow

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: CONVERSION OF GARAGE TO HABITABLE ROOM

LOCATION OF SITE: 102 Cumber Lane, Whiston, L35 2XS

KNOWSLEY LOCAL PLAN ALLOCATION –

Railway - Railway

Primary Residential Development - Primary Residential Development

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 3 neighbours. No representations have been 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 relates to a part two-storey/part single-storey detached dwelling, located on Cumber Lane Whiston. The living accommodation is laid out on a split level, across the single storey section and the upper level within the two-storey section, while the lower floor contains a large garage and utility area.

The application seeks permission for the conversion of the garage to create a self-contained unit. It would include one bedroom, a through lounge, dinner and kitchen, plus a bathroom. The unit would be accessed through the main entrance to the property. Externally the alterations would be limited to the replacement of the double garage doors with two windows in the front elevation and brickwork between and below.

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POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, the conversion of the domestic garage would 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 would involve limited alterations to the exterior of the dwelling, namely the removal of the original double garage door and replacing with two windows. Brickwork would be added between and below the windows. The facing brickwork is proposed to match those within the main property and the new windows would also complement the existing fenestration details in the property with regards to scale, alignment and materials. The proposal alterations therefore would have an acceptable impact on the character of the dwelling. The property itself is set back some 17m from the highway and as such the alterations within the front elevation would have minimal impact on the street scene.

The conversion of the garage would have no impact on the existing built form within the site. The external alterations are limited to the front elevation, which faces the highway and as such would have no significant effect on the amenity of the surrounding residents.

Given the proposal to convert the garage would create one bedroom, a lounge, dining kitchen plus a bathroom, it would affectively create a self-contained unit within the exiting garage space. The annexe would however still be accesses via the main doorway and through the existing living accommodation at the property. Should permission be granted, a condition could be attached to ensure the accommodation is only used in conjunction with the main dwelling, to ensure it not used as a wholly separate dwelling. This would ensure the amenity of the residents of either the original dwelling or the conversion are not compromised.

The conversion of the garage would result in the loss of some parking. However, the dwelling is set back some 17m from the highway and has a sizeable drive, which could easily accommodate four cars. As such adequate parking provisions would be retained for the property following the conversion of the garage. Therefore, the proposal would not pose any highway safety issues.

CONCLUSION

The garage conversion is considered to be of an acceptable design for the host dwelling and would have no significant effect on the character of the area. Provided the additional accommodation is used in connection with the main dwelling, the proposal would not have any undue effects on the amenity of any residents. 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(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).

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- 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 self contained annexe hereby permitted shall be used wholly in conjunction with, and ancillary to, the use of 102 Cumber Lane; as a single dwelling-house and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/06/2021	653-3A	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

17 August 2021

Alan Kilroe

17 August 2021

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