

<u>APPLICATION NO:</u>	23/02683/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	18 Sundale Avenue, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR OF DWELLING WITH PROPOSED HIPPED ROOF TO BE EXTENDED OVER PROPOSED GARAGE CONVERSION AND EXISTING REAR EXTENSION.		

Site Description

The application site consists of a semi-detached house with associated front and rear gardens. There is an attached garage to the side of the house.

Proposal

The proposal is to erect a single storey extension to the rear of the garage and to convert the garage to living accommodation. The garage conversion and extension to the rear of the converted garage would comprise a study, W.C and utility room in the current garage space with an extension to the kitchen to the rear of the current garage.

The rear extension would extend back as far as an existing rear extension which extends to the gable and projects 3.3m beyond the rear of the original dwelling. The extension would be the same width as the garage, approximately 2.65m, and would tie in with the existing rear extension. The existing side wall of the existing extension would be removed to incorporate the proposed and existing extension as one larger extension. The roof of the garage conversion would be sloping down from the house to eaves, and with a hip at the front. At the rear the projecting extended extension would have a pitched roof extending from the sloping roof of the garage conversion.

Consultations

Whiston Town Council - No comments received.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H5 - Development within Primarily Residential Areas

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

The application is to extend a house and convert a garage of a house in a residential area and is acceptable in principle.

Visual Amenity Issues

The proposed extension and conversion of garage is acceptable in design and acceptable within the street scene. The proposal would not be detrimental to the visual amenities of neighbouring properties, including loss of outlook, or the area in general.

The proposal complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Issues

Whilst the distance from the gable of the house to the party boundary is 2.75m, the existing garage has an internal width of approximately 2.65m and as such is not

considered a useable parking space.

Residential Amenity Issues

The proposal is to convert a garage and extend a house in a residential area and raises no residential amenity issues. The proposed works are all on the ground floor and no privacy or overlooking issues are raised.

Conclusion

The proposed scheme is acceptable in design and would not be detrimental to the visual or residential amenities of the neighbouring properties or the area in general. The proposal is not reducing useable parking. The application complies with 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/09/2023	003	-	LOCATION PLAN (1:1250) AND BLOCK PLAN (1:200)
26/09/2023	002	-	PROPOSED PLAN AND ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **12 February 2024**

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

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