

<u>APPLICATION NO:</u>	23/00138/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	26 St Andrews Drive, Huyton, Knowsley		
<u>PROPOSAL:</u>	PART CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application site is located at 26 St Andrews Drive, Huyton and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a detached dwellinghouse and is brick facing on its front, side and rear elevations. It also features white UPVC windows and doors along with grey, flat roof tiles. The application property currently benefits from a garage extension to the front and side of the property with two black garage doors on the front elevation.

Proposal

The application seeks permission for the part conversion of the existing garage to habitable room. This would see loss of a part of the internal garage space and the removal of the garage door that is sited closest to the front door and access of the property.

Consultations

Knowsley Parish Council - No Comments Received

Representations

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

Planning History

APP. NO: 95/00386/APP
PROPOSAL: ERECTION OF 190 NO. 2 STOREY DWELLINGS AND CONSTRUCTION OF NEW
DECISION: GRANTED
DECISION DATE: 26 July 1996

Under 95/00386/APP Permitted Development Rights have been removed from the application property.

Condition 8 states that notwithstanding the provisions of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that Order). There shall be no extension, enlargement or physical development whatsoever other than a hardstanding constructed at the side of those dwellings on plots 2-3, 7-8, 11-12, 14-15, 17-26, 28, 33-34, 41-46, 49, 50, 52-57, 60-61, 63-66, 71, 76-79, 82 or 83 without a further separate planning permission having been sought and obtained beforehand.

Reason: To ensure the protection of adequate off-street car parking.

Condition 9 states that no internal garage hereby permitted shall be converted into living accommodation without the prior written permission of the Local Planning Authority.

Reason: To ensure the protection of adequate off-street car parking.

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development within Primarily Residential Areas will be permitted provided that:

1. The Primarily Residential Areas are indicated on the Proposals Map
2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:
 - a) Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,
 - b) Adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions and alterations to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The existing dwelling is brick facing, with white UPVC windows and doors, and flat, roof tiles. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property, this includes any soldier brick detailing to keep in with the existing design of the windows on the front elevation of the existing dwelling. There would be no change to the porch roof that serves the porch and ground floor, front elevation. The black garage door on the property would be replaced by matching brickwork and fenestration in relation to the rest of the dwelling.

The scale and massing of the proposed development would not result in a disproportionate addition or alteration to the original dwelling as the only changes on the exterior of the front elevation are to the fenestration, replacement of the garage door and brickwork to fill in the space around the installed fenestration. The proposed development would include one obscure double-glazed window, this is to ensure privacy given that the window would serve a bathroom. The plans have been amended to ensure that the window on the front elevation was in better design than the previous submission. The amendment was made to ensure that the proposed window was aligned with the fenestration above it and that it relates to the rest of the house more appropriately. Therefore, it is considered that the proposed development has an acceptable design and does not conflict with any of the Saved Policies of H5 or H8.

Amenity

The proposed development causes no issues to neighbouring amenities as the proposal is considered to adversely impact amenities for local residents or severely detract from the established character of the street scene.

No's 19, 24 and 26 have also had similar conversions implemented. These do not look incongruous or inconsistent with the character of the street scene or with the respective dwelling house. Therefore, the proposed development would not have an unacceptable impact on neighbouring amenities.

Highways

The application sites current parking provisions can provide up to 4 off-street parking spaces within the curtilage of the dwelling. The proposed development would result in the loss of one of the garage parking spaces, however there would still be sufficient parking retained within the curtilage of the dwelling in the form of one space in the existing and retaining garage, and two more spaces provided by the hardstanding sited in front of the dwelling. This would ensure that adequate off-street parking would be retained. The proposed development would not have an unacceptably adverse impact on the highway or overall off-street parking provisions for the occupants of the application property. Therefore, the proposed development would be in accord with Saved Policy H8 and H5 and would be acceptable.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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.

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/03/2023	2017236-01	-	EXISTING FLOOR PLAN, FRONT ELEVATION AND LOCATION PLAN
18/03/2023	2017236-02	REV A	PROPOSED LAYOUT AND SITE PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 14 April 2023

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

Standing Advice valid from 1st January 2023 until 31st December 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

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

Appendix 1 – Site Photographs









No.19(Source: Google Maps)



No's 24 & 26 (Source: Google Maps)