

<u>APPLICATION NO:</u>	24/00207/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	56 Yoxall Drive, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application relates to a modern detached double fronted house with a detached garage to the rear and side of the house, and associated garden curtilage on Yoxall Drive, Kirkby.

Proposal

The application is for the conversion of the garage to a study and a single storey at the rear of the house extending to and linking into the converted garage. The extension would have a width of 8.7m and a depth of 4m. The extension would be flat roofed with a lantern roof light centrally located. The extension would comprise a kitchen extension, bathroom and ante space leading to the study and bathroom from the kitchen extension. The study would have access from the house and there would also be an external access door. The existing drive to the front of the garage would be retained.

Consultations

None Required

Representations

This application has been publicised by letters sent to 8 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 for the conversion of a garage to a study and the erection of an extension on the rear of a house in a residential area. The proposal is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the extension is acceptable and with the flat roof and lantern rooflight often found on the rear of modern houses. The garage conversion would be acceptable in appearance. The proposal is broadly in character with the existing house. There is approximately 2m between the gable of the neighbouring house, 58 Yoxall Drive, and the gable of the application house; the erection of a 4m deep single storey extension would not adversely impact the outlook of that neighbouring house. The neighbouring property to the other side has backs on to the property and there is therefore the garage and that property's rear garden between, and the proposal would not impact outlook of that house. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the wider area.

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

Highway Considerations

The Householder Development SPD (7.10) states the following:-

“Garages will normally count as contributing to the car parking provision where

their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.”

The existing garage has an internal width of 2.6m and is therefore not considered as counting towards parking provision. The parking provision will therefore remain the driveway which has space for two cars and this was evidenced during the Case Officer site visit.

No other highways issues are raised, and the application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposal is for the provision of additional space to a dwelling in an area of housing and raises no residential amenity concerns. The proposal does not raise privacy or overlooking concerns.

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

Conclusion

The design of the proposal is acceptable and the extension and garage conversion would not be detrimental to the visual or residential amenity of the neighbouring properties or the locality in general. The parking provision would remain as existing and no other highways concerns are raised. The application complies with planning policies and is therefore 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.

- 3) The materials to be used on the external walls of the extension and garage conversion 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 Policies CS2 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/04/2024	-	-	LOCATION PLAN
24/04/2024	1872/6	REV A	EXISTING & PROPOSED REAR ELEVATION
24/04/2024	1872/8	REV A	EXISTING & PROPOSED RIGHT SIDE ELEVATION
24/04/2024	1872/7	REV A	EXISTING & PROPOSED LEFT SIDE ELEVATION
24/04/2024	1872/5	REV A	EXISTING & PROPOSED FRONT ELEVATION
24/04/2024	1872/3	REV A	PROPOSED GROUND FLOOR PLAN

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **Alan Kilroe**

Date: **18 June 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

