

<u>APPLICATION NO:</u>	22/00705/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	11 Treswell Road, Roby, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The applicant site is located at 11 Treswell Road, Roby, Knowsley and is located in an area that is allocated as Primarily Residential Area in the development plan. The applicant property is a detached dwelling house, it is a red brick facing on the front, side and rear elevations. It also features white UPVC windows and doors, as well as grey, flat interlocking roof tiles. The property at present, has a garage in front of their driveway which projects out from the rest of the front elevation and is served by a small, hipped roof. The driveway spans directly in front of the front elevation of the dwelling.

Proposal

The applicant wishes to convert the garage into a habitable room. This proposal is also supplemented by the expansion of the driveway at the front of the property.

The driveway will also feature an eco-drain to help provide a soakaway from increased surface run-off due to an increase of impermeable material. Previously submitted plans did not demonstrate consideration of this and following a discussion with the agent, the amended plans show the installation of an eco-drain.

Consultations

None Required.

Representations

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

Planning History

No recorded planning history.

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development should not 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, 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: the proposals would not (due to their scale and massing) result in disproportionate addition to the original building, The design and materials used would reflect those used on the original dwelling, The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings, Adequate parking and garden space would remain in use by the residents of the extended property.

The existing dwelling is brick facing, with white UPVC windows and doors, and flat, interlocking roof tiles. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property and the space internally which is converted into a habitable space, would externally keep the smaller, hipped roof. The white garage door on the property would be replaced by matching 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 and replacement of the garage door. Therefore, 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.

No's 14 and 17 have also had similar conversions implemented. These do not look incongruous or inconsistent with the street scene or with the respective dwelling house.

Therefore, the proposed development would not have an unacceptable impact on neighbouring amenities.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report
Highways

Saved Policy H8 in the Replacement Unitary Development Plan states that adequate parking and garden space would remain in use by the residents of the extended property.

The property currently has three off-street parking spaces: one the internal of the garage and the other two on the front driveway. The proposed development would see the removal of fencing on the cartilage of the dwelling and the horizontal expansion of the hard standing on the front driveway. The driveway would then measure at a length of 1.8m. In addition, there are grass verges that remain either side of the driveway. The driveway will feature an eco-drain to provide a soakaway for an increase in water from surface run-off.

Overall, the proposed development has considered the policy requirements to ensure there is adequate parking and garden space would remain in use by the residents, as well as ensuring any extensions or alterations would not result in the loss of a parking space and have factored this in. Therefore, the proposed development would not have any adverse effect to the highways and accords with the Saved Policy H8.

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

- 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.

- 4) The parking area shown on plan 1TR/PD/04 Rev A shall be implemented and made available for use within 3 months of this decision. The area shall be made available for parking thereafter and shall not be removed without the express consent of the local planning authority.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Reason: In order to comply with Saved Policy H8 in the Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/11/2022	1TR/PD/01	-	LOCATION PLAN
12/11/2022	1TR/PD/03	-	PROPOSED FLOOR PLANS AND ELEVATIONS
23/12/2022	1TR/PD/04	A-	SITE PLAN AMENDED

Signed Case Officer: Reece Black

Signed Authorising Officer: Alan Kilroe

Date: 04.01.23

Appendix 1 – Site Photographs



No.11 Treswell Road

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No.14 Treswell Road (Source: Google Images)



No.17 Treswell Road (Source: Google Images)