

Regeneration and Economic Development Department

APPLICATION NO: 21/00516/FUL

APPLICANT: John Robinson

WARD AFFECTED: Halewood North

DEVELOPMENT: CONVERSION OF DOUBLE GARAGE TO HABITABLE LIVING SPACE
TOGETHER WITH A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 8 Tilstock Close, Halewood, Knowsley, L26 6NA,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

EA River Buffer - EA River Buffer

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice

As a result, one letter of support has been submitted, with the neighbour confirming that the plans looked fantastic.

ARTICLE 35

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.

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PS/DC/OP04/05	003	23/9/02

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two storey, detached dwelling within Halewood. The application seeks permission for the conversion of the existing double garage, plus a single storey side extension to create two accessible, ground floor bedrooms, plus a wet room.

The proposed extension would adjoin onto the rear of the existing garage and measure 2.7m in width, projecting from the main two storey side elevation of the property. It would span a length of 4.4m, aligning with the adjoining rear elevation. The extension would consist of a lean-to roof attaining a maximum height of 3.6m. The conversion of the garage would involve replacing the two garage doors with two windows and brickwork below/between.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension and garage conversion 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 proposed extension would sit to the rear of the existing garage and would align with the main rear elevation. It therefore would not be visible within the street scene. While the conversion of the double garage would involve limited alterations to the front elevation, in particular the replacement of the garage doors with two windows and additional brickwork. The new windows would reflect the openings within the existing property with regards the scale and design and works in proposed to be complete in materials to match the existing dwelling. The scale of the works is considered acceptable for the dwelling, and it would appear in keeping with the character of the property.

The side extension would be positioned towards the shared boundary with 9 Tilstock Road. The dwellings along this stretch of the road are staggered, so the rear of the application property is set behind that of No.9. As such the side extension would project approximately 6m behind the rear of this dwelling. The initial proposal extended all the way to the side boundary, however it has since been amended, reducing the width, so that it is set in 1.4m from the shared boundary. Given the amended distance to the boundary, together with the limited height, it is considered that the proposal would not unduly affect the amenity levels or outlook from the adjacent dwelling.

The conversion of the garage would result in the loss of some in curtilage parking spaces. However, the property has large driveway to the front which could accommodate four cars. Therefore, the proposal would not raise concerns regarding highways safety.

CONCLUSION

It is considered that the proposed extension, plus the conversion of the garage is of an acceptable design and scale for the host dwelling. It would have an acceptable impact on the character of the area and would not unduly affect the amenity of the surrounding 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):-

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- 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 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.

- 3) 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
29/09/2021	02	REV.A	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

30 September 2021

Alan Kilroe

1 October 2021

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PS/DC/OP04/05	003	23/9/02