

Regeneration and Economic Development Department

APPLICATION NO: 21/00169/FUL

APPLICANT: Mr Tim Evans

WARD AFFECTED: Swanside

DEVELOPMENT: CONVERSION OF GARAGE TO FORM HABITABLE ROOM AND A FRONT PORCH EXTENSION

LOCATION OF SITE: 16 Evington Drive, Roby, L14 7AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites for Housing Development - Sites Allocated For Housing Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 87/00001/TPO

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the conversion of a garage to form a habitable room (TV room) and a front porch extension, to the detached property at 16 Evington Drive in Roby. The proposed conversion would involve bricking up an existing garage entrance and inserting a window in the front elevation of the property. The proposed porch would extend approximately 0.8m from the principal elevation of the property to sit flush with the front elevation of the existing garage (to be converted). The porch would also measure 1.4m in width.

RELEVANT PLANNING HISTORY

None.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale of the proposed works and proximity to adjacent neighbouring properties, the development would not adversely affect the amenity of surrounding residents.

HIGHWAYS

The loss of the garage space would result in the property having two off street parking spaces, this is considered sufficient to ensure that unacceptable harm is not caused to highway safety.

OTHER ISSUES

None.

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.

RECOMMENDATION:

That planning permission will 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

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/04/2021	-	-	LOCATION PLAN
08/04/2021	ED-01	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Informatives

Chloe Roberts

14 June 2021

Alan Kilroe
14 June 2021