

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00018/FUL

APPLICANT: Mr Ian Ratcliffe

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY GARAGE TO CONNECT DWELLING HOUSE TO EXISTING DETACHED DOUBLE GARAGE TOGETHER WITH THE CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM AND REPLACEMENT OF EXISTING CONSERVATORY ROOF

LOCATION OF SITE: 21 Harrison Hey, Huyton, L36 5YR

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

A prior approval application for a single storey rear extension was approved, (14/00391/PDE – 27/06/2014).

TECHNICAL CONSULTATIONS:

Cadent Gas – No objection subject to an informative

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 16 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application is for the erection of single storey garage to connect dwelling house to existing detached double garage together with the conversion of existing garage to form habitable room and replacement of existing conservatory roof.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP, the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the building would be wide, it would be single storey and the addition would only be around 5.5 metres wide. The property is located on the end of a cul de sac and set back from the main road. It is also partly obscured by trees. As a result, the extension would not be prominent in the street scene. The changes to the conservatory are also acceptable. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties due to the extension's location infilling between existing buildings.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

The proposal would result in 3 parking spaces. (Two space in the double garage and one on the front). Therefore, the proposal would ensure sufficient parking.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is 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.

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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 Policy 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
08/03/2022	03	-	Proposed Elevations
08/03/2022	04	-	Proposed Floor Plans
08/03/2022	LP1	-	Location Plan

Informatives

1) Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Andrew Hunt

1 April 2022

Signed by

Mark Quinn

7th April 2022

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