

<u>APPLICATION NO:</u>	23/00443/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	60 Sandstone Drive, Whiston, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is located at 60 Sandstone Drive, Whiston and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is brick facing on its front, side and rear elevations, along with grey UPVC openings and grey, flat, interlocking roof tiles. The property features a white garage door on its front elevation.

Proposal

The application seeks permission for the conversion of the existing garage to form a habitable room. This would see the removal of the internal garage space and the removal of the garage door that is sited on the front elevation of the dwelling.

Consultations

Whiston Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO:	95/00045/APP
PROPOSAL:	RESERVED MATTERS APPLICATION IN RESPECT OF 172 NO. DETACHED DWELLINGS
DECISION:	GTD
DECISION DATE:	30 March 1995

Under 95/00045/APP Permitted Development Rights have been removed from the application property.

Condition 5 states that, the integral garages hereby permitted shall not be converted into living accommodation without the prior written permission of the Local Planning Authority.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

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.

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

The existing dwelling is brick facing, with grey 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 on the application property, this includes any brick detailing to keep in with the existing design of the windows on the front elevation of the existing dwelling. The porch roof that serves the porch and ground floor, front elevation would be retained.

The existing garage door would be removed and bricked up with matching brickwork and materials to the rest of the dwelling and fenestration that matches the rest of the front elevation.

Therefore, it is considered that the proposed development has an acceptable design and does not conflict with any of the Saved Policies of H5 or H8.

Residential Amenity

There are neighbouring dwellings No's 49 & 51, which feature front elevations which are similar to the proposed. Therefore, the proposed development would not appear incongruous in the street scene.

The proposed development causes no issues to neighbouring amenities as the proposal is considered to adversely impact amenities for local residents or severely detract from the established character of the street scene.

Highways

The application sites current parking provisions provide up to 2 off-street parking spaces within the curtilage of the dwelling. The existing plans evidence that the garage has seen internal alterations to form a non-habitable room of a utility space and therefore, this wouldn't be considered as a viable parking space or counted as a loss.

There would still be sufficient parking retained within the curtilage of the dwelling in the form of front hardstanding. As the site photos demonstrate, two cars could fit on the driveway.

This would ensure that adequate off-street parking would be retained. The proposed development would not have an unacceptably adverse impact on the highway or overall off-street parking provisions for the occupants of the application property. Therefore, the proposed development would be in accord with Saved Policy H8 and H5 and would be acceptable.

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

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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/05/2023	1	-	EXISTING PLANS
17/05/2023	2	-	EXISTING ELEVATIONS
17/05/2023	3	-	PROPOSED PLANS
17/05/2023	4	-	PROPOSED ELEVATIONS
17/05/2023	-	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising
Officer²: **K Foster**

Date: **29 June 2023**

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

Appendix 1 – Site Photographs



