

<u>APPLICATION NO:</u>	24/00079/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Bede Close, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF 1 NO. DETACHED GARAGE		

Site Description

The application relates to semi-detached house and curtilage on Bede Close. The house has a single storey rear extension of approximately 4.5m deep. The property presents the gable to a turning head. Six properties and the application dwelling are served from the turning head stub, although the application house fronts the main carriageway.

Proposal

The application is for the erection of a detached garage in the part of the rear garden that is to the side of the house. The garage would have a depth of 5.5m and a width of 3.6m. The garage would have a pitched roof with a height to ridge of 3.5m, 2.5m to eaves. Facing materials would match the existing house. There would be a distance of approximately 0.96m from the rear of the extended house to the nearest part of the proposed garage.

Consultations

None Required

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

20/00288/PDE - ERECTION OF A SINGLE STOREY REAR EXTENSION
MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.50 METRES.
MAXIMUM HEIGHT: 3.80 METRES. HEIGHT OF EAVES: 2.20 METRES.
Confirmed house prior approval not required: 22.06.2020.

09/00497/FUL - ERECTION OF DETACHED SINGLE STOREY GARAGE/
STOREROOM. Granted: 15.12.2009.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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

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 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

The application is for a garage within the rear garden of a house in a residential area and therefore is acceptable in principle.

Design and Visual Amenity Considerations

The design of the garage is acceptable and broadly in character with the existing house. There would be sufficient distance that overlooking from the front of neighbouring houses would not be significant or detrimental. Due to the location at the rear of a small turning head, the relatively modest scale and the design the proposed garage would not be detrimental to the visual amenity of neighbouring properties or the area in general.

The garage would comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

The garage would be at the rear of a small turn head stub serving a small number of properties with in-curtilage parking and therefore it is considered that highways impacts would be minimal even if not in the rear garden area. There is a parking space at the side of the property, to the front of the side part of the rear garden (where the garage is proposed). It is considered that highways impacts are acceptable and would improve the situation.

The proposal would comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Consideration

The proposal is for a garage to serve a house in a residential area and raises no residential amenity concerns including privacy or overlooking concerns.

The proposal would comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal is acceptable in design and sited at the rear of a small turning head stub and would not be detrimental to visual or residential amenity considerations. The extension would provide secure parking and would not be detrimental to highway safety. The application complies with planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following condotions:-

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/03/2024	1250	RE A	O.S LOCATION PLAN
28/02/2024	7_BEDE_0500	REV P02	PROPOSED DRAWINGS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising
Officer²: **K Foster**

Date: **20 May 2024**

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

