

Regeneration and Economic Development Department

APPLICATION NO: 22/00261/FUL

APPLICANT: Lyndsey Byrne

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND GARAGE
CONVERSION (DEMOLITION OF EXISTING CONSERVATORY)

LOCATION OF SITE: 60 Balmoral Way, Huyton, Knowsley, L34 1QD,

KNOWSLEY LOCAL PLAN ALLOCATION –

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:

Prescot Town Council - No Comments Received

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 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.

ISSUES AND ASSESSMENT:

PLANNING HISTORY

00/00041/FUL - ERECTION OF 69 NO. DETACHED DWELLINGS TOGETHER WITH ASSOCIATED GARAGES AND CONSTRUCTION OF NEW VEHICULAR ACCESS (AMENDED SITE LAYOUT TO PLANNING PERMISSION APP/99/00047 GRANTED 28.08.99) - Granted April 2000.

The application site is located within the housing development approved within application 00/00041/FUL in 2000. Permission was granted with an attached condition (condition 6) that integral/attached garages are retained as such at all times and must not be converted to living accommodation in order to ensure that adequate off-street parking is available in the interests of highways safety.

PROPOSAL

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00261-ful 60 balmoral way dlp.doc
(002).rtf

The application is for an extension to the rear of a modern detached house on Balmoral way and to convert the garage to a living room. An existing conservatory would also be demolished. The extension would be the width of the house, linking into the garage and would be 3.5m deep. The extension would have bi-folding doors across the back and would have a sloping roof with three roof lights. The garage would have the garage door removed and a window installed replacing the door and would retain the pitched roof. It should be noted that the garage has been partly converted by the provision of a wall across the rear of the garage door. The existing works to the garage are poor in that there is little outlook and the thermal insulation is poor.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension and garage conversion are acceptable and broadly in keeping with the existing house. The proposal would not be detrimental to the outlook or visual amenities of the neighbouring properties or visual amenity of the wider area. The application raises no crime or anti-social behaviour issues.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The internal dimensions of the garage measured 5m x 2.6m contrary to the Householder Development SPD which requires minimal internal dimensions of 5.5m length x 2.75m width. The garage works therefore are not considered to cause (have caused) a loss of a functional parking space at the application site. Two in curtilage parking spaces would be retained on the driveway.

The application complies with Policy CS2 of the Local Plan and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for an extension and the improved conversion of a garage to a living room for a house in a residential area and raises no residential amenity concerns, or privacy/overlooking issues.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposals are acceptable in design and would not be harmful to the visual or residential amenities of the neighbouring properties or wider area. The application complies with planning policies and is therefore 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).

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

- 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
28/04/2022	2	A	Proposed Ground Floor Plan
28/04/2022	8	A	Location Plan, Existing and Proposed Site Plan
28/04/2022	4	A	Proposed Elevations

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Lee Osborne

5 July 2022

Signed by
Mark Quinn
6th July 2022

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00261-ful 60 balmoral way dlp.doc
(002).rtf