

<u>APPLICATION NO:</u>	23/00201/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	3 Meadow Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is located at 3 Meadow Way, Huyton and is located in an area allocated as a Mixed Use in the Development Plan. The application property is sited within Earlsfield Park off Knowsley Lane, Huyton.

The property is sited within an estate of residential properties. The site is North of Knowsley Lane and South of the M57.

The application property is a detached dwelling and is brick facing on its front, side and rear elevations, with featured rendering across the front elevation. Along with white UPVC and red tiled roofing. The property features a black 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

Knowsley Parish Council - No Comments Received
Highway Authority - No Objections Received.

Representations

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

Planning History

APP. NO:	18/00062/HYB
PROPOSAL:	DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSESS A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500Kva SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM.

DECISION: GRANTED
DECISION DATE: 15 JANUARY 2018

Under 18/00062/HYB select Permitted Development Rights have been removed from the application property.

Condition 18 states that, The integral or detached garages shall not be converted to living accommodation, or used for any purpose that would preclude the storage of a car.

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

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 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 predominately brick facing, with white UPVC openings, and flat, interlocking roof tiles. The proposed development would be constructed with matching brickwork and include materials that match with those found on the application property. This includes any brick detailing, such as the soldier brick on the application property being carried over and emulated to ensure that the proposal is in keeping with the design and character of the application property.

The fenestration for the proposal to replace the existing garage door would match the existing Georgian bar windows found on the front elevation of the dwelling. This would be the same width as the garage door and the section beneath would be infilled with matching brickwork of the dwelling.

The street scene of local dwellings feature a mixture of built-in garages to the front elevation whilst others benefit from detached garages set back behind the dwellings. Therefore, it would not be considered that the proposal would cause significant harm to the character or overall design of the residential area and would be in keeping with the original dwelling.

Therefore, it is considered that the proposed development has an acceptable design and does not conflict with any of the Saved Policies of 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 proposed conversion would see the loss of the internal parking space of the garage. However, it is considered that there would still be sufficient parking retained within the curtilage of the dwelling in the form of the existing front hardstanding.

Overall, the application site would retain acceptable levels of parking within the curtilage of the dwelling. The proposed development would not have an adverse impact on the highway. Therefore, the proposed development would be in accord with Saved Policy H8 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
---------------	---------	---------	------------------------

01/06/2023	510-EX-050-MW	REV A	SITE AND LOCATION PLAN
03/04/2023	510-PL-100-GAR	-	PROPOSED PLANS & ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 28 July 2023

Informatives

- 0 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 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

Appendix 1 – Site Photographs



