

<u>APPLICATION NO:</u>	24/00383/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Stanley Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF EXISTING GARAGE WITH CHANGES TO ELEVATIONS.		

Site Description

The application relates to a semi-detached dwelling located on Stanley Road and within St Michael's Church, Huyton Conservation Area, which is subject to an Article 4 Direction. Adjacent the site to the south-west is a car park and access road leading to Brookfield House, a development of 2 blocks of flats, one block being to the rear of the application site.

There is a conservatory on the rear adjoining the outrigger and it appears that some alterations have occurred over time to the rear outrigger. There is a two-storey extension to the side comprising garage and utility room to the ground floor with bedroom above. The side extension is stepped in from the front of the adjoining part of the original house approximately 0.5m and there is a corresponding drop in ridge height of the extension to the ridge of the roof of the original house.

Proposal

The application seeks to convert the garage to a games room and W.C. The garage door would be removed, and a window installed with brickwork around. The existing canopy over the garage door would be removed. The front elevation replacing the garage door has been revised through the course of the application to account for the conservation area location.

Consultations

Conservation & Design Officer – No objections in principle but does have concerns and object to certain elements of the design details.

Representations

This application has been publicised by letters sent to 10 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

08/00258/FUL - ERECTION OF CONSERVATORY TO REAR OF DWELLING.
Granted: 15.07.2008.

K/APP/1513 - GARAGE WITH BEDROOM OVER. Granted: 04.06.1976.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

DQ5 - Development in Conservation Areas

Article 35 Statement

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.

Assessment

The application is for the conversion of an attached domestic garage to a games room and W.C for a house in a primarily residential area and is acceptable in principle.

Design and Conservation Issues

The removal of the garage door and installation of the window and brickwork together with the removal of the existing canopy over the garage door would improve the

appearance of the house and the visual amenity of the area.

The house is located within St Michael's Church Conservation Area. The design and location of the property and other nearby properties illustrates the style and nature of Victorian era development of the village of Huyton to a degree, although changes to buildings and the locality have occurred over time. Whilst the property has some historic and aesthetic significance, it is not as well preserved as the adjoining dwelling at no 12, having lost its window details and with the conservatory and side extension modern additions. The two storey side extension is constructed in non-matching bricks and roofing materials with basic details in comparison to the level of ornamentation of the original building, which reduces the visual significance of the building within the conservation area and the amenity value of the dwelling.

The agent has put forward comments explaining that some elements of preferred design changes should not be incorporated into the overall design. It has been agreed to increase the coursing above the window to give a larger arch to tie in more with the original house, and a revised drawing has been submitted to show this. However, it is recommended that a further scheme with regards this element should be submitted and agreed as it is considered that further detailing would improve this aspect of the design.

However, the agent asserts that to step out in profile the lower band and the arch would need to be done for the full width to ensure that the appearance was uniform across and did not look "odd", but in doing so this could mean that digging down to the foundation to accommodate the step would need to be undertaken. Furthermore, the walls would need to be made thicker due to insulation requirements of current building regulations. This would impact cost considerations of the works which could impact whether the works, if this were a requirement, would actually take place if budget expectations were exceeded.

The window design has been revised to match more with the existing house than originally submitted, rather than the window design of the upper floor window of the side extension whilst the canopy over the garage door would be removed. However it is not known of the state of the fabric of the building behind the canopy and therefore it is recommended that details of the state of the fabric of the building is submitted once removed. It can then be determined if a mitigating scheme is required to improve the appearance of the building following the canopy removal.

Overall whilst the Principal Conservation Officer (PCO) still has concerns regarding the latest proposed scheme and objects to the scheme as a result, it is considered that the proposals would improve the appearance of the house over the current appearance and therefore the character and appearance of the conservation area, and the locality in general, would be improved. Additionally further works as determined by the PCO would mean that the works would be more expensive and may not be instigated as a result leaving the house, and two-storey side extension, as existing rather than the improvement of the removal of the garage door with windows in the style of the original house and brick work surrounds with stone cills and arched headers above. The proposal would not impact on any listed buildings, the nearest listed building being the Village Cross on Bluebell Lane close to the junction of Bluebell Lane with Stanley Road, and St Michael's Church itself and entrance gateways to it.

In light of the above it is considered that the proposal as revised would comply improve the appearance of the house, and therefore would improve the appearance and character of the conservation area above that with the house as existing with the

garage door and canopy to the ground floor of the side extension. As such the application complies with Policies CS2, CS19 and CS20 of the Core Strategy and Saved Policies H5, H8 and DQ5 of the UDP.

Highways Considerations

The proposal is proposing to convert the attached garage at the side of the original house, with bedroom above, to a games room and W.C. However it should be noted that taking the swing of the door allowing access to the house from the rear of the garage into account the useable length of the garage, taking to the edge of the door swing when opening, is 4.6m which is not a useable garage length (5.3m without accounting for the opening door). A driveway of approximately 7.2m would be maintained allowing in-curtilage parking for one vehicle. However as noted the current garage is not useable so the proposal is not worsening the current situation. The road is suitable for car parking in terms of width and there appear no on-street parking issues.

Additionally NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The proposal would not have little or no more impact on the highway than currently exists, and certainly not an acceptable impact. As such in terms of the NPPF the application is acceptable.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application seeks to convert the attached 'garage' of a house in a residential area to a games room and W.C. The application raises no residential amenity concerns and does not raise privacy or overlooking issues.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The PCO has concerns regarding the proposed conversion works and consequently does not support the amended application. However it is considered that nonetheless the proposal, by the removal of the garage door and canopy, and the replacement with the revised windows together with brickwork, cills and arched headers would considerably improve the appearance of the house, and therefore by definition the appearance and character of the conservation area. The proposal would not be detrimental to highway safety or the residential amenity of the area. The application complies with planning policies and is therefore recommended for approval with 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 exterior facing materials to be used on the garage conversion hereby permitted shall match those used on the existing original dwelling in terms of colour, texture, profile and coursing details including the stone for the cill, which itself shall be sloping and match the ground floor window cill of the original house.

Reason: To preserve the character and appearance of the St Michael's Church Conservation Area, in the interest of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5, H8, and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) Within 7 days of the canopy being removed details of the building fabric underneath shall be recorded and submitted to the Local Planning Authority for agreement. Upon submission it shall be agreed in writing within 1 month of the details submission whether a scheme to restore the fabric of that part of the building currently behind the canopy and to improve the visual appearance of the newly exposed part of the house; such scheme if required shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those agreed details. For the avoidance of doubt the canopy shall be removed and building fabric restoration scheme implemented if agreed that such is required all prior to the first use of any part of the conversion hereby permitted.

Reason: To preserve the character and appearance of the St Michael's Church Conservation Area, in the interest of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5, H8, and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 5) Notwithstanding the approved drawings prior to any above ground works proceeding details of the stone cill arches above the windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be completed and brought into first use with the agreed scheme implemented. For the avoidance of doubt the cill arches shall match those above the ground floor windows of the front of the original house.

Reason: To preserve the character and appearance of the St Michael's Church Conservation Area, in the interest of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5, H8, and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

Date Received	Ref. No	Version	Drawing/Document Title
03/10/2024	EMAIL	-	AGENT DESIGN COMMENTS EMAIL
17/07/2024	ZT24-196-00	-	LOCATION PLAN
17/07/2024	ZT24-196-03	-	PROPOSED SITE PLAN
18/10/2024	ZT24-196-04	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **24 October 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

