

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00332/FUL

APPLICANT: Mr James Maitland

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A SINGLE STOREY EXTENSION TO EXISTING GARAGE TO CONNECT EXISTING DWELLING HOUSE TO EXISTING GARAGE TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 40 Middlehey Avenue, Knowsley, Knowsley, L34 0HZ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

ARTICLE 35

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.

PLANNING HISTORY

Previous applications have been approved for a garage (74/03201/HIST – approved 16/06/1978) and part 1 part two storey rear extension (22/00096/FUL – approved 13/04/2022).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application is for the erection of a single storey extension to existing garage to connect existing dwelling house to existing garage together with the conversion of garage to form habitable room.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the extension would be modest in scale and would not harm the character of the dwelling. The external garage conversion alterations would be minor. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties

In relation to 38, there would be no harm to amenity as the scale of the link extension would be very minor and it would not be located directly on the boundary with 38.

In relation to 42, the extension would be on the opposite side of the house and would not result in harm to amenity.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

HIGHWAYS

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.

In relation to parking, the extension will not result in a significant increase in demand for parking or lead to loss of spaces. There would be no additional bedrooms. Therefore, there would not be significant harm to highway safety. Overall, the application is consistent with NPPF par 111.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is 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.

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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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/07/2022	-	-	Location Plan
07/07/2022	A1007	-	Existing and Proposed Floor Plans and Elevations
06/07/2022	A4007		Block Plan

Informatives

N/A

Andrew Hunt

01 August 2022

Alan Kilroe

4 August 2022

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