

Regeneration and Economic Development Department

APPLICATION NO: 21/00281/FUL

APPLICANT: Mr S Lodge

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A DETACHED DOUBLE GARAGE WITH ACCOMMODATION OVER TO THE FRONT OF THE PROPERTY

LOCATION OF SITE: 6 Cherrywood Avenue, Halewood, Knowsley, L26 6BL,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Residential Development - Primary Residential Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 04/00005/TPO

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Halewood Town Council - No comments received

Arboricultural Officer - No objections, subject to a planning condition for the replacement of trees to be removed as a result of the development on a 2:1 basis.

Highway Authority - No Objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 2 neighbours. It has also been advertised by Site Notice. 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 with the proposal and discussing those with the applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reason(s) for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

ISSUES AND ASSESSMENT:

PROPOSAL

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

The application is for erection of a detached double garage to incorporate accommodation to the first floor of the building within the curtilage of 6 Cherrywood Avenue in Halewood. The garage would provide space for two cars at ground floor level and access to the roof space of the building which is designated as a living area with a small cupboard/boiler room. Further information was sought regarding the living area proposed and how this would function within the building and in relation to the main residential dwelling. The applicant has clarified that the roof space is not intended to provide living accommodation as proposed and is instead intended for storage purposes.

The proposed garage would be located approximately 2.4m away from the main dwelling and in a corner of the site which is adjacent to Greensbridge Lane. The building would measure approximately 10.1m in width and 6.6m in length. It would also have a pitched roof measuring 3.4m in height to the eaves, with a maximum height of 6.2m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic building would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

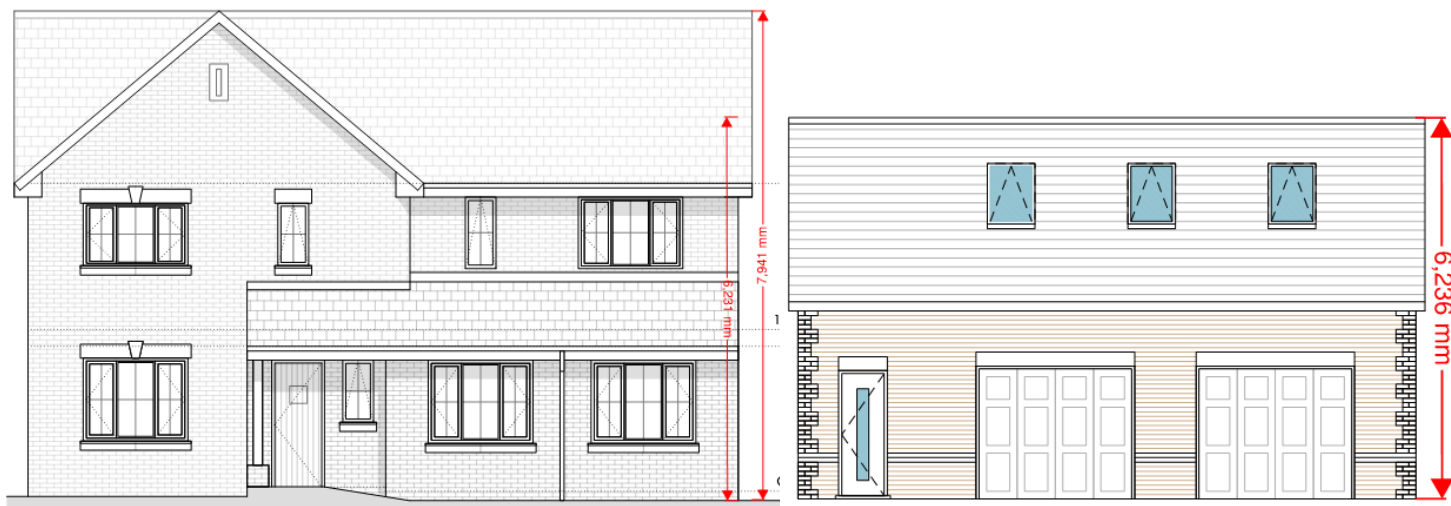
DESIGN

The proposed building is located nearby to Greensbridge Lane and whilst it would be partially screened by the existing trees along the southern and eastern boundaries of the site, given that it is substantial in scale, the building could be visible from Greensbridge Lane, particularly when approaching from the west. Paragraph 6.4 of the Householder Development SPD states:

"The overall scale of the development should not look out of place in the street scene or other immediate environment. Extensions should normally be subordinate to the original dwelling."

Whilst it is not possible to determine the height of the main dwelling from the plans submitted, there is a dwelling located nearby (2C Tavington Road) which appears to be of the same (or similar) design and scale to the applicant property. [Plans available for 2C Tavington Road](#) show that this property has a maximum height of 7.9m and therefore, it can be assumed that the maximum height of 6 Cherrywood Avenue is around the same height. Based on this information, the image below shows a comparison between the scale of 6 Cherrywood Avenue and the proposed building:

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



As depicted by the image, a building of the scale proposed would be a dominant form of development relative to the main dwelling and it is not considered to be in keeping with the scale of the main dwelling or the wider application site. Given its scale and siting nearby to Greensbridge Lane, it would be prominent along this road and is considered to have a detrimental impact on the character of the street scene appearing as an incongruous feature, particularly given its juxtaposition relative to the main dwelling and its neighbours.

It is acknowledged that there is a mature hedge running between the site and Greensbridge Lane and trees to the north of the site which would offer a degree of screening. However, given the scale of the development and its relationship and proximity to Greensbridge Lane it is considered that this would not be sufficient to mitigate the harm cause to an acceptable degree.

The proposal would incorporate a living area within the roof space of the garage which would be served by three roof lights and a window on the south elevation of the building facing onto Greensbridge Lane. Whilst the applicant has highlighted that this space is not intended to provide living accommodation as proposed, nevertheless, consideration must be given to the function of a habitable room within this space. It is considered that there would be acceptable outlook and light provided to the occupiers of the roof space, however, the height of the first floor level is not indicated and therefore, it is not clear whether there would be sufficient headroom for the space to function practically and provide a good standard of amenity.

Notwithstanding, an alternative design solution was put forward to the agent during the application process which would reduce the scale of the proposed building and its prominence within the site and street scene. It was advised that the first floor element of the proposed building and the associated stairwell/cupboard/boiler was omitted from the proposal and the building relocated further away from the southern boundary of the site which is adjacent to Greensbridge Lane. The resulting development would be more appropriate in scale and acceptable with regards to design, however, unfortunately it has not been possible to reach a solution.

Overall, the proposal is a dominant form of development which would not be subservient to the main property or wider site. The development is also considered to adversely affect the character of the street scene by reason of its scale and siting in close proximity to Greensbridge Lane and is therefore unacceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed garage to surrounding neighbouring properties, it would not adversely affect the amenity of residents.

HIGHWAYS

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

There is currently sufficient room within the curtilage of the property to provide parking for at least three cars which would comply with the Council's parking standards. The proposed garage would be able to accommodate an additional two parking spaces and would be acceptable in terms of parking provision and would not give rise to any highway safety issues.

OTHER ISSUES

None.

CONCLUSION

In conclusion, by reason of the scale and siting of the development, the proposal would not be in keeping with the scale of the main property and wider site and is considered to be detrimental to the character of the street scene. As such, the proposal would be contrary to the Knowsley Local Plan Core Strategy, Replacement UDP Policies, the Householder Development SPD and the NPPF, and is therefore recommended for refusal.

RECOMMENDATION:

That Planning Permission be refused for the following reason(s):-

- 1) The proposed building by reason of its scale and siting in close proximity to Greensbridge Lane would be a dominant form of development which would not be in keeping with the scale of the main dwelling or the site's surroundings and would have a detrimental impact on the character of the street scene. The proposal is therefore contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, Saved Policy H5 and H8 of the Replacement UDP, para 130 of the NPPF and the Householder Development SPD.

Informatives

Chloe Roberts

11 August 2021

Alan Kilroe

13 August 2021

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