

<u>APPLICATION NO:</u>	24/00655/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	The Barn, Sandy Brow Farm, Sandy Brow Lane		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM INCLUDING ADDITIONAL DOORS, WINDOWS AND ROOF LIGHT		

Site Description

The application site is located at The Barn, Sandy Brow Farm (Sandy Brow Lane) and is located within land designated as Green Belt in the Development Plan. The application property is two-storey, expansive detached dwelling and a previously converted agricultural barn to dwelling. The property is brick facing on its front, side and rear elevations together with brown UPVC openings and flat interlocking roof tiles.

The property benefits from small porch style projections one to the front elevation and one to the rear, together with a single storey rear conservatory. An existing, adjoining garage is present to the side of the dwelling.

The front elevation of the dwelling is south facing. To the south-west is another residential dwelling. Parking is provided in the middle of the two dwellings, and for the application property, further hardstanding runs to the rear garden to the north. The application site is situated within a rural location and is otherwise surrounded by small outbuildings and barns.

The Local Planning Authority's records show that the site is affected by a former waste tipping site. The consultation from Environmental Health confirmed that there was a previous landfill site just over 250m away.

Proposal

The application seeks permission for the conversion of garage to form habitable room. Associated works which to the exterior would include installation of additional windows, 2 no. to the rear elevation and 1 no. to the front elevation together with 1 no. rooflight to the front roof slope. Internal re-configurations would see the existing garage be used to provide a (smaller) garage, bar area and utility space.

The proposal would see one of the garage doors removed and replaced by matching infill brickwork and fenestration.

Consultations

Environmental Health – No objections, subject to a suggested Condition which stipulate that if

any gas protection measures are found at the property during construction work must cease and information submitted to be approved by the Local Planning Authority.

Representations

This application has been publicised by letters sent to 2 neighbours. No representations have been received.

Planning History

A historic application (74/10627/HIST) for a change of use from barn to dwelling was approved. The Local Planning Authority holds limited information of this scheme. No other planning history is considered relevant.

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.

The site is identified as Green Belt in the adopted Unitary Development Plan. Although most forms of development are regarded 'inappropriate development' in the Green Belt, certain forms of development (such as alteration and limited extension) are permitted, the alteration and conversion to the existing garage to a domestic property with no expansion in footprint or cubic volume increase the proposal is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

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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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

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

H8 - Extensions and Alterations to Residential Properties

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

ENV6 - Landfill Gas

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 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

Saved Policy G7 in the Replacement Unitary Development Plan states that proposal for the extension or alteration of an existing dwelling within the Green Belt, will be permitted provided

that they meet the following (relevant) criteria:

- a) The form and materials of the development would respect the appearance of the existing

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dwelling and its setting, and preserve the openness of the Green Belt;

- b) The development and any associated vehicular access routes, boundary treatment, garden, storage or vehicular parking areas would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the surrounding area

The National Planning Policy Framework (Paragraph 154) states that development in the Green Belt is inappropriate unless one of the following exceptions applies, the relevant criterion would be (c):

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

Design

The existing dwelling is brick facing, with brown UPVC windows and doors, and flat, roof tiles. The proposed development would also be brick facing and includes matching fenestration to integrate with the existing; the design between the existing and proposed would be coherent.

As the proposal is for an alteration and conversion of an existing garage, with no enlargements to the footprint or scale, the works are largely confined to the interior. Due to this, it would not cause any harm to the openness of the Green Belt or spoil views or detract from the setting.

Hardstanding is already provided to the front, side and rear of the dwelling – with an expansive section to the rear and Google Earth historical earth imagery records this having taken place circa 2019. These associated works do not form part of this application and subsequently, the proposal would not be deemed to conflict with criterion b of Saved Policy G7 (covered further in the Highways section of this report).

The design of the development is acceptable to the original dwelling and would not conflict with any of the Saved Policies of H8 and G7 and accord with the NPPF.

Residential Amenity

The proposed development would involve a small extent of external works, most notably installation of replacement and additional windows. Only 1 no. window would be inserted to the ground floor front elevation, this window would have a less direct view of the dwelling opposite in contrast to the other windows on the front elevation of the dwelling and instead would face the driveway which allows access and egress into the site. The proposal would not cause any direct overlooking or loss of privacy. Therefore, no residential amenity or privacy concerns are considered significant.

No nearby residential dwellings are considered to suffer any unacceptable impact to residential amenity or privacy. The development would not conflict with any of the Saved Policies of H8 and G7.

Highways

The proposed development would see the loss of an internal parking space of existing parking

provisions, which currently can accommodate two vehicles within the garage. Following the

internal re-configurations, one space would remain. Although one space would be lost within the garage, sufficient space within the curtilage of the dwelling would remain accessible.

The NPPF (Paragraph 116) 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore, given that other parking arrangements, within the curtilage of the dwelling would remain accessible, it would not be considered that the proposal would result in any unacceptable impact on highway safety.

Subsequently, it would be considered that the completed development would not present any unacceptable highway safety impact or conflict with Saved Policies H8 or G7.

Other Issues:

Green Belt

The application site is situated within the Green Belt. The proposal would result in no external enlargement or increase in the cubic content of the building. Consequently, the proposal would not have an impact on the openness of the Green Belt and would not be considered 'inappropriate development' due to complying with the outlined exemptions listed in Paragraph 154 of the NPPF.

Therefore, the proposed development would not affect the views, openness or function of the Green Belt and subsequently, would comply with Policy CS5, Saved Policy G7 and the NPPF.

Environmental Health

Environmental Health were consulted on the scheme due to the constraints of the site which recognised potential harm from the former landfill site.

Saved Policy ENV6 states that development on former landfill sites or within 250m of current or former landfill sites, will only be permitted, where the applicant can clearly demonstrate that there is no risk from the generation or migration of landfill gas or other hazardous substances, or that satisfactory measures can be taken to counter any possible hazard either to the development site or other receptors.

Environmental Health confirmed this site was just over 250m from the application property. No information, however, indicates to Environmental Health to suggest that the house has any gas protection measures (the applicant is also not aware of any present). They also note that if a house has gas protection measures, it isn't guaranteed that the garage would have these also; a garage is not considered a habitable room and therefore is not unusual to not contain gas protection measures.

It was requested that the applicant be asked if they were aware of any gas protection measures installed at the property, to which they were not. Therefore, it was requested by Environmental

Health that a compliance Condition be included so that if any gas protection measures are

discovered, development would be suspended and further information submitted to the Local Planning Authority.

Therefore, this Condition would ensure that if gas protection measures are discovered, that the conversion of garage to form habitable room would also adopt and integrate these also to prevent any hazards.

Therefore, the proposed development would comply with Saved Policy ENV6.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and Green Belt. 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 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.

- 4) In the event that during construction of the works, if any gas protection measures installed within the property are discovered then the works must cease, and the Local Planning Authority notified immediately. Details of the specific gas protection measures that will be installed as part of this development, together with how they will be integrated into the existing measures, must then be submitted to and approved in writing by the Local Planning Authority. The gas protection measures to be installed must be at least equivalent to those installed already.

Reason: To comply with Saved Policy ENV6 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/12/2024	-	-	APPLICATION FORM
17/12/2024	6655 PL01	REV A	LOCATION PLAN AND PROPOSED SITE PLAN
17/12/2024	6655 PL02	REV A	PROPOSED FLOOR AND ROOF PLAN
17/12/2024	6655 PL03	REV A	PROPOSED FRONT AND REAR ELEVATIONS
17/12/2024	6655 PL04	REV A	PROPOSED SIDE ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **11 February 2025**

Informatives

Not applicable.

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