

<u>APPLICATION NO:</u>	25/00081/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	63 Middleton Drive, Prescot, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM AND EXTENSION OF EXISTING HARD-STANDING TO PROVIDE AN ADDITIONAL CAR PARKING SPACE.		

Site Description

The application site is located at 63 Middleton Drive, Prescot and is situated within a Primarily Residential Area within the Local Plan Policies Map. The application property is a two-storey, detached dwellinghouse and is brick facing to its front, side and rear elevations, together with white uPVC sash window openings and red, concrete, interlocking roof tiles. The property benefits from an integral garage with a black door.

The application property is situated within a modern housing estate. The dwelling is west facing and at its closest point (the existing garage door of the property), the front elevation is situated 5.8m from the public highway. The front garden area displays an open-plan layout and is surfaced with hard-standing (capable of accommodating 2 no. vehicles) and grassed sections either side of the hard-standing with soft landscaping of shrubbery to the front of the bay window and side of the dwelling.

The street scene comprises of detached dwellings, which sit in uniform building rows. The application dwelling has had Permitted Development Rights withdrawn by condition. The application site is identified to be located within a Coal (Low Risk Area).

Proposal

The proposal is for the conversion of the existing integral garage to form a habitable room together with the widening of the existing hard-standing to provide an additional car parking space.

The proposal would involve the removal of the existing garage door with replacement fenestration and infill brick below.

The expanded hard-standing would measure at a width of 8.2m and a depth of 5.8m. An ACO drain would be installed adjacent the adopted highway.

Consultations

Environmental Health – No objections, subject to suggested conditions.
Whiston Town Council - No comments received.

Representations

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

Planning History

No relevant Planning history.

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 a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

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 and design within Knowsley Borough.

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

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

DESIGN AND RESIDENTIAL AMENITY

The SPD stipulates (6.10) that normally the Council would require that materials for an extension should generally be the same or similar as on the main dwelling. Window styles should also generally match those on the main dwelling and echo the proportions of the original building. Any detailing on the original dwelling such as feature brickwork or window sills should be accurately reproduced where possible in the design of the extension.

The submitted plans have been amended to incorporate matching brick detailing underneath the windowsill to integrate with the front elevation characteristic to the other openings of the dwelling and wider on the residential estate. The proposed replacement fenestration would only be marginally less wide than the existing ground floor window, which would be acceptable given this is a bay window, the reduced width (0.2m) would not have a prominent impact to the front elevation and would be acceptable. The materials proposed would match the external materials of the original dwelling which include brick (for the brick in-fill detail) and white UPVC openings. The existing hipped roof would remain unaltered. The works are limited to the replacement fenestration and in-fill brickwork.

The Householder Development SPD (6.17) outlines that where replacement or additional parking will be necessary in front gardens, proposals should clearly indicate landscaping and boundary treatments to soften the appearance of or screen parked cars. Given the open-plan design generally found in the street scene (only small soft landscaping providing some boundary definition) it would be inappropriate to require boundary treatments. The vegetation found to the side of the dwelling and a section of grass would be retained – this is also annotated on the plan, which would consequently comply with the SPD.

No residential amenity concerns are raised by the proposed development as the replacement fenestration would be concentrated to the front elevation.

HIGHWAYS

The application site contains hardstanding to the front of the dwelling, capable of accommodating 2 no. parked vehicles. The existing front drive measures 5.8m in depth x 5.9m in width.

The Householder Development SPD outlines that garages would count towards the parking provision when they meet the minimum internal dimensions to be considered a parking space (2.75m x 5.5m). Although, the existing garage measures at 5m in depth x 2.65m in width and therefore, not meet the minimum internal dimensions and consequently not be considered to result in the loss of an in-curtilage parking space. Therefore, the expanded parking would not be required to replace the garage space, however, given that some soft landscaping would be retained, the expanded hard-standing would not be considered to result in any detrimental impacts on the design and appearance of the property and its front garden.

The proposal would increase the hard-standing to 5.8m in depth x 8.2m in depth. An ACO drain would be installed adjacent the adopted highway. This would comply with 6.17 of the SPD and ensure that provisions are made to direct run-off water from the hard surface.

OTHER ISSUES:

ENVIRONMENTAL HEALTH

Environmental Health were consulted on the scheme as the Local Planning Authority's records identify a constraint of a former waste tipping site for the application site. Following review of the application, no objections have been received, subject to suggested conditions.

Saved Policy ENV6 states that development on former landfill sites, or within 250 metres 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.

The accompanying guidance of ENV6 (13.32) stipulates that planning conditions or legal agreements will be used to ensure that appropriate measures are incorporated into proposals to control the migration of gas or other mobile substances and to monitor and if necessary, remediate any potential problems following development.

COAL CONSTRAINT

The application site is identified as a Low-Risk Area for previous coal mining activity. An Informative will be included on the Decision Notice for the attention of the applicant should the application be granted.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and impacts on the Conservation Area and the setting of the Listed Building. The proposal also complies with 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.

- 4) In the event that the existing dwellinghouse contains any gas protection measures then, prior to the commencement of development hereby permitted, an implementation plan shall be submitted to and approved in writing by the Local Planning Authority, setting out details in respect to the following matters:

A) Gas/vapour protection membrane;

- i. What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
- ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures.
- iii. The name of the competent persons / company installing the membrane?
- iv. How the installation of the membrane will be validated?

B) Cover system

- i. How material excavated for the foundations and other earthworks from beneath the existing garden/patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at this property.

C) Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

The agreed implementation plan must be carried out by competent person and include a watching brief of works. The gas protection measures installed in accordance with the approved scheme.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/04/2025	04	REV A	PROPOSED ELEVATIONS. LOCATION PLAN.
07/04/2025	03	REV A	PROPOSED FLOOR PLANS & SITE PLAN

Signed Case Officer¹: **Reece Black**

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

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

17 April 2025

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026.

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