

APPLICATION NO: 26/00014/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH: N/A

LOCATION: 5 Evington Drive, Roby, Knowsley, L14 7AA

PROPOSAL: CONVERSION OF GARAGE TO FORM A HABITABLE ROOM TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR

Site description

The application property is a two-storey detached dwelling with an integrated garage and hipped roof set within a rectangular plot fronting on to Evington Drive. The dwelling is situated within the relatively new estate of Summer Hill park, off Thomas Lane.

The site is surround on all sides by similar scaled detached dwellings. The neighbouring Number 4 Evington Drive has a single storey extension, similar to the one proposed and Number 6 Evington Drive has no extension.

Proposal

The proposal seeks approval for the conversion of an existing integrated garage to form a habitable room together with the erection of a single storey rear extension.

Garage conversion

The existing integrated garage is proposed to be converted into a habitable room. The footprint would remain unchanged. The existing garage door to the front elevation would be replaced with a window. The current driveway is proposed to be widened to create a third off-street parking space to replace the loss of the parking space that the current garage provides.

Single storey rear extension

The proposed single storey rear extension would be 8.3m in width, 3.5m in height with an eaves height of 2.1m and would project 3.6m from the rear elevation of the main dwelling. The extension would be served by 3 skylight windows and glass bi-folding doors. The proposal would also mean that the garden would be reduced from 12.5m to 9m in length.

Consultations

Environmental Health:- No objections subject to conditions requiring a gas/vapour protection membrane, cover system, a validation statement and ventilation measures.

Representations

This proposal was publicised via letters sent to 9 neighbours. No representations have been received as a result of the publicity given to the application.

Planning history

09/00556/OUT:- Outline permission for the erection of 525 no. dwellings together with remediation works (means of access to be considered at this stage)

The application 09/00556/OUT was determined at an appeal where the appeal was allowed and outline permission granted for residential development comprising the erection of up to 525 dwellings, subject to conditions.

Condition 23 of the appeal decision stated that, notwithstanding the provision of Class A,D, E and F of Part 1 of the schedule to the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) there shall be no extensions to the dwellings, garages or car ports erected within the curtilages of the dwellings or buildings erected within the curtilages of the dwellings unless planning permission has been granted by the local planning authority.

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 that accords with an up-to-date local 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 of 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 Policies

CS7 – Transport Networks

CS19 – Design Quality and Accessibility in New development

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

Policy H5 – Primary Residential Areas

Policy H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD

Householder Development SPD

Ensuring a choice of travel SPD

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 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

Design, Residential amenity and safety

Garage conversion

The footprint of the garage will not be extended in any direction. The garage conversion would be visible from the street scene of Evington Drive. The proposal would substitute the garage door with a window that would be similar to the windows within the existing dwelling. The proposal would therefore be in keeping the original dwelling and the wider residential area. The proposed window replacing the existing garage door also has minimal impact on neighbouring amenity as overlooking concerns are minimal due to the first-floor siting and the outlook being the same as the existing ground floor elevation windows.

The proposed garage conversion would reduce the number of off-street parking spaces from 3 to 2. However, to offset this, the widening of the driveway is proposed to replace the space lost meaning the property meets the parking requirements for a four-bedroom

property by providing 3 spaces. As such, the proposal is considered to pose no highway safety concerns and is considered acceptable.

Single storey rear extension

The Householder Development SPD states that *single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours*. It further clarifies that *a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling*. The proposed rear extension would have a projection of 3.6m and would therefore be compliant with the SPD.

The proposed single storey rear extension would not project beyond the rear elevation of number 6 Evington Drive and would therefore have no impact on residential amenity. Number 4 has a detached garage that would be sited along the boundary with the application site. This would negate any impact of the proposed single storey rear extension. And therefore there are no residential amenity issues.

The bi-fold doors proposed in the rear elevation raise no privacy concerns via overlooking due to boundary treatments, ground floor positioning and orientation within the rear elevation of the extension. Furthermore, the householder SPD states that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden area for sitting out, the storage of refuse bins etc*. The current garden measures 12.5m and would be reduced to 9m in length. More than 50% of the garden will be retained and therefore the proposal is policy compliant. The proposed extension would also use materials to match those of the existing dwelling and would therefore be acceptable in terms of design.

The application property is located on a former landfill site which was investigated and monitored under planning application 09/00556/OUT. As part of the original planning permission, earthworks were undertaken and remediation measures were put in place to ensure that the site is suitable for residential use. Environmental Health have advised conditions in relation to gas/vapour protection membrane, cover system, a validation statement and ventilation measures, which will be included on the decision notice.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highway safety. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and NPPF guidance and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following condition(s):-

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- 1) The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: 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 interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

- 4) The parking illustrated on plan 5ED/PD/04 shall be constructed and made available for use prior to the first occupation of the development hereby permitted.

Reason: In the interest of highway safety.

- 5) Prior to the works being undertaken an implementation plan shall be submitted to and approved in writing by the Local Planning Authority (LPA), setting out details in respect to the following matters:

- Gas/vapour protection membrane. The measures to be installed must comply with the British Standard BS 8485:2015 +A1:2019:
- What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
- How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures, including ventilation arrangements.
- The name of the competent persons / company installing the membrane?
- How the installation of the membrane will be validated?
- Cover system - How material excavated for the foundations and other earthworks from beneath the existing 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.

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- The agreed implementation plan must be carried out by a competent person.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6) Upon completion of the works, a validation statement must be submitted to the LPA. The statement shall demonstrate that works have been carried out in accordance with the agreed methodology detailed in condition 4 above.

Reason: In the interests of safety, and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) Prior to the commencement of development, a scheme demonstrating how the integrity of the existing gas/vapour protection membrane and associated ventilation measures will be maintained, or where this is not possible, how alternative or additional measures will be provided to ensure an equivalent level of protection, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved scheme. All approved gas/vapour protection and ventilation measures shall be retained and maintained for the lifetime of the development.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
16/01/2026	5ED/PD/01		Site Location Plan
16/01/2026	5ED/PD/03		Proposed Floor Plan & Elevations
16/01/2026	5ED/PD/04		Proposed Site Plan

Signed Case Officer: Kate Pickles

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Signed Authorising Officer: Jo Sheridan_____

Date: 12/03/2026

Informative

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

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