

<u>APPLICATION NO:</u>	24/00646/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	22 Cypress Grove, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF PORCH EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM		

Knowsley Local Plan Policies Map Allocation

Sustainable Urban Extension

Site Description

The application relates to an existing two-storey detached dwelling with integral garage and vehicle hardstanding and grassed area to front at No. 22 Cypress Grove, Roby.

The site is located off a turning head with access taken from the top of the turning head onto a private drive serving the host dwelling and its neighbour, No. 24 Cypress Grove.

The site is bounded by other residential properties to the east, south and west. Established residential dwellings are located to the north of the site on Edenhurst Avenue. Further to the east of the site lies part of Bowring Park Golf Course and to the south-east agricultural land.

Proposal

The application proposes the conversion of an integral garage to form a playroom and the erection of a front porch.

The proposed conversion and porch extension would involve the replacement of the garage door with a new four pane window within the front elevation. The porch would include a new door and a full-length glazed side panel with new brick infill. The construction of the porch would also involve the re-configuration of an existing hipped roof over the garage.

The host dwelling was built as part of a wider planning permission for the erection of 124 dwellings, approved in 2019 (Ref: 18/00300/FUL). Condition 9 of that permission stipulates the following:

'The parking provision including garages and cycle storage shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling to which it relates.

The parking provision shall not be used for any other purpose other than the parking of vehicles and shall be hard surfaced in accordance with details submitted and

approved under the provisions of the landscaping condition.

The garages hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for parking by the dwelling to which it relates at all times.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.'

In addition, Condition 13 of that permission removes permitted development rights as follows:

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification):

- (i) no external alterations shall be carried out to the dwellings*
- (ii) no extensions shall be carried out to the dwellings*
- (iii) no garages or carports shall be erected within the curtilage of the dwellings*
- (iv) no vehicle standing space shall be provided within the curtilage of the dwellings*
- (v) no buildings, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings*
- (vi) no means of access shall be constructed to the curtilage of the dwellings*
- (vii) no windows or dormer windows shall be added to the dwellings*

Other than those expressly authorised by this permission, or pursuant to a condition, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the residential and visual amenities of the area, safeguard the character of this residential development and to comply with the National Planning Policy Framework; Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006'.

Hence the submission of the application currently under consideration.

Consultations

None required.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

APP. NO:	18/00300/FUL
PROPOSAL:	ERECTION OF 124 NO. DWELLINGS WITH PUBLIC OPEN SPACE AND ASSOCIATED WORKS
DECISION:	Granted
DECISION DATE:	17 January 2019

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 and guidance are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE2 – Sustainable Urban Extensions – Development Principles.

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

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

Principle of Development

The application site forms part of the Sustainable Urban Extension (SUE) Edenhurst Avenue, Huyton. The site forms part of the overall SUE site which is allocated for residential. The extension and alteration of an existing residential dwelling is therefore acceptable in principle.

Layout and Design

Parking

The proposed development would involve the conversion of an existing integral garage. Existing hard surfacing providing in-curtilage parking would be retained to the front of the property. Parking provision is discussed in detail in this report in the Highway section below.

Waste Management

Access to the rear of the property would be retained to provide access for the storage of waste and recycling bins.

Design

The porch would have a hipped roof that would be harmonise with the character of the host dwelling. The development would not be a disproportionate addition.

The windows within the front elevation of the converted garage would be of acceptable proportions and style that would harmonise with the style and window layout of the host property.

The development would not harm to the character of the host dwelling or the streetscene. As such, the proposal is considered acceptable in terms of impact on visual amenity, design and the character of the street scene. The proposal therefore complies with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Knowsley Replacement UDP together with the Householder Development SPD.

Highway Considerations

Two parking spaces would be retained to the front of the dwelling on the existing hardstanding. The accompanying proposed site plan is annotated to show that there is unrestricted access to additional parking within the turning head and on-street parking to the side of No. 20 Cypress Grove. That may well be the case, however, the host dwelling must demonstrate that it would be served by an appropriate level of parking within the curtilage of the site.

Circumstances vary, depending on the existing level of parking provision and the particular environmental highway conditions in the locality. Fewer parking spaces than set out in the Council's parking standards (4+bedrooms - 3 spaces (*Ensuring a Choice of Travel SPD*)) will only be acceptable if the highway and environmental conditions in the locality allow. The Householder SPD states that proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The proposed development would result in an existing garage space being converted to living accommodation. The Householder SPD states that '*...garages will normally count as contributing to the car parking provision where their internal dimensions are*

sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m'.

The existing garage has maximum internal dimensions of 5.34 x 2.62 m and as such, having regard to the Householder Development SPD, technically the existing garage does not meet the minimum standards set out in the guidance. In line with the guidance, the garage space cannot therefore be deemed usable, meaning the proposed development would not result in the loss of a parking space.

The proposal would not therefore technically retain the existing level parking provision on-site in accordance with the guidelines set out at paragraph 7.10 of the Householder Development SPD.

The NPPF (para. 116) clearly states that '*development should only be prevented or refused on highway 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.*'

Taking into account the above, and having regard to the surrounding highway conditions, it is considered that the proposed development would not result in severe impacts on the surrounding highway network or effect on-street parking conditions to the detriment of highway safety or the amenity of local residents.

The proposal would have an acceptable impact upon parking provision and highway safety and would be in accordance with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Knowsley Replacement UDP, the Ensuring a Choice of Travel SPD and the Householder Development SPD.

Residential Amenity

No. 20 Cypress Grove

No. 20 is a detached dwelling located to the west of the host dwelling and shares a side boundary with the application site. The nearest opening at ground floor within the front elevation of that dwelling is a garage door. The neighbour's integral garage sits forward of its ground floor lounge window. In relation to No. 20, the proposed porch would not project any further than the existing projecting part of the integral garage of the host property.

No. 24 Cypress Grove

No. 24 is the neighbouring property which sits immediately to the east of the host dwelling and sharing a side boundary. Given the juxtaposition of the dwellings and that the proposed porch would be set off the gable elevation of the host dwelling, closest to No. 24, by 3.62 m.

It is not considered that the proposed development would appear overbearing, result in any loss of light or privacy to the detriment of the above neighbouring properties and as detailed above, it is not considered that the development would result in significant adverse impacts on street parking conditions to the detriment of highway safety or the amenity of the neighbouring properties.

No. 27 Edenhurst Avenue

No. 27 Edenhurst Avenue sits opposite the application property. It is located approx. 33 m from the main front elevation of the host dwelling and as such, the scale the proposal would not result in any detrimental harm to the amenity of the occupiers of

that dwelling.

Conclusion

The proposed development would be acceptable in relation to impacts on the streetscene. There would be no detrimental impacts on the amenity of neighbours. The level of parking within the curtilage would be to an acceptable level and the proposal would not result in significant impacts on the surrounding highway network. As such, on balance, the proposal complies with the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

Recommendation

That planning permission be granted subject to the following conditions:

- 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 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 the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/01/2025	A101	-	SITE AND LOCATION PLANS
13/01/2025	A102	-	PROPOSED PLANS

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **Mark Quinn**

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

Date:

10/03/25

Informatives

None.