

<u>APPLICATION NO:</u>	23/01042/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	125 Hillside Avenue, Huyton, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is located at 125 Hillside Avenue, Huyton and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling, is brick facing on its front, side and rear elevations, along with white UPVC openings and grey, flat, interlocking roof tiles. The property features a black garage door on its front elevation.

The property features an open plan design, and the front elevation is set-back from the public highway by approximately 7m. The hardstanding to the front of the dwelling is currently tarmac.

The site previously included a small tree and several small shrubberies, sited where the proposed hard standing would be expanded to. To facilitate the expansion of the driveway, the vegetation was removed.

Upon completing a site visit on 27.07.2023 and from the attached site photos, works have begun and the exterior of the previous garage is near complete and current ongoing work to the hardstanding expansion. The bulk of this application is therefore retrospective.

Proposal

The application seeks permission for the conversion of the existing garage to form a habitable room. This would see the redevelopment of the internal garage space and the removal of the external garage door.

The submitted plans stipulate that the existing tarmac driveway is to be removed and new permeable paving to be used for hardstanding for car parking.

There would be light landscaping such as a small tree and plants planted to the curtilage of the boundary of the front garden as indicated on an amended proposed layout to retain the benefits of the previously planted vegetation.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report
have been received.

Planning History

APP. NO: 11/00582/FUL
PROPOSAL: ERECTION OF 34 NO. DWELLINGS TOGETHER WITH CAR
PARKING AND ASSOCIATED WORKS
DECISION: GRANTED
DECISION DATE: 20 June 2012

Under 11/00582/FUL select Permitted Development Rights have been removed from the application property.

Condition 8 of the Decision Notice states that, the garages hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for use by the dwellings hereby approved at all times, unless the written permission of the Local Planning Authority has been sought and obtained beforehand.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to residential amenity or highway safety caused by on street parking and to comply with Saved Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

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.

**KNOWSLEY LOCAL PLAN: CORE STRATEGY
SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN
(ADOPTED JUNE 2006)**

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report
CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

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 H5 in the Replacement Unitary Development Plan states that proposals for development within Primarily Residential Areas will be permitted provided that:

1. The Primarily Residential Areas are indicated on the Proposals Map
2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:
 - a) Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,
 - b) Adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions and alterations 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

The existing dwelling is brick facing, with white UPVC windows and doors, and flat, roof tiles. The proposed development would also be brick facing and include materials and design to match the existing application property, this includes any brick detailing, such as the two differing brick types and soldier brick detailing, on the front elevation of the dwelling to be emulated and carried over to the proposal to ensure it is in keeping.

The black garage door on the property would be replaced by matching brickwork and

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

fenestration. The proposed window would be in harmony and in keeping to the rest of the fenestration on the front elevation of the dwelling.

As stated, prior, the submitted plans also indicate that the proposal would include the planting of a small tree, as well as other small shrubbery, to replace the previous one that was removed to accommodate the expansion of the driveway. This would be in line with the

guidance of the Householder Development SPD which advises that planting shall be used to soften the impact of the expansion for additional or replacement parking.

Therefore, it is considered that the proposed development has an acceptable design and does not conflict with any of the Saved Policies of H5 or H8.

Residential Amenity

The proposed development causes no issues to neighbouring amenities as the proposal is considered to adversely impact amenities for local residents or severely detract from the established character of the street scene.

Highways

The application sites current parking provisions provide up to 2 off-street parking spaces within the curtilage of the dwelling. The proposed development would result in the loss of one of the existing off-street parking spaces.

However, as the submitted floor layout and proposed site plan would provide a replacement parking space within the curtilage of the dwelling by expanding the front hard standing. This would result in the same available and accessible level of parking provisions as existing.

As the submitted plans annotate, the expansion of the front hard standing would be reconstructed with permeable paving.

In addition, the application property also featured a ACO drainage soakaway system previously, this would be reinstalled and has been highlighted on the Proposed Layout to be retained and would prevent any increase in surface run-off water from pouring on to the public highway.

Therefore, the proposal has demonstrated consideration in regard to the loss of existing parking spaces provided within the curtilage of the dwelling and any potential impact from any increased water run-off.

This would ensure that adequate off-street parking would be retained. The proposed development would not cause an adverse impact on the public highway and the proposal would be in accord with Saved Policy H5 and H8 and would be acceptable.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/05/2023	-	-	LOCATION PLAN
26/05/2023	Hillside/125/02	-	PROPOSED ELEVATIONS AND SECTIONS
26/05/2023	Hillside/125/03	-	PROPOSED FLOOR LAYOUT AND PROPOSED SITE PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **27 July 2023**

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

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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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

- 2 It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access.

Appendix 1 – Site Photographs



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