

<u>APPLICATION NO:</u>	24/00584/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	1 Huyton Hall Crescent, Huyton, Knowsley, L36 5RL		
<u>PROPOSAL:</u>	ERECTION OF A SIDE GARAGE		

Site Description

The application site is a large detached dwelling set within the Orchard Conservation Area. The dwelling fronts onto an irregular circular road (Huyton Hall Crescent) with an area of open space in the middle. To the north west is Blacklow Brow, the Queens Arms pub and Huyton train station. There are other dwellings to the south, west and east.

Proposal

The proposal is for the erection of a side garage. The garage would be single storey.

Consultations

Conservation – No Objection. The proposed design would match that of the site and the wider housing estate. The application site is obscured from wider views of the conservation area by the tall sandstone boundary wall. This boundary wall would ensure that the proposed garage is not read from the street. The proposed garage would not lead to a terracing effect and would retain a distinct gap from the boundary wall. Huyton Hall Crescent is characterised by early 21st century dwellings which are of no architectural merit. The proposed garage would be in character with the surrounding properties.

Overall, it is considered that the proposed extension would have a neutral impact on the character and appearance of the conservation area and would comply with policy CS20.

Representations

This application has been publicised by site letters sent to 11 neighbours and by site and press notices. No representations have been received.

Planning History

An application for the conversion of a garage to a habitable room was approved (23/02693/FUL approved 15.01.2024).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ5 - Development in Conservation Areas

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

IMPACT ON THE ORCHARD CONSERVATION AREA

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

NPPF 203 states that In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF para 213 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

The Orchard features villa style houses, including an Italianate/ Greek style. The Queen Arms Pub is believed to be one of the oldest parts of Huyton and housed many of the workers who constructed the turnpike and railway during the 1820s. The Orchard Conservation Area retains much of its historic layout, with the four main access roads running through the area; Blacklow Brow, The Orchard, The Rooley and St Mary's Road. Many of the houses located on The Orchard kept their mid-Victorian character with many set back from the road. Huyton Hall Crescent is a distinct area off Blacklow Brow, accessed via a stone archway, and includes a combination of traditional and modern housing. Pinnington Place, however, contrasts Huyton Hall Crescent with older buildings more simple in design. The area contains a large amount of green space, mostly privately owned. Trees form an important part of The Orchard, not only do they significantly enhance the visual appearance of the area, but their presence is important in retaining the original character.

The focal points in in the Conservation Area includes Huyton Hall, Greenhill (Grade II Listed building).

Most buildings in the Conservation Area date from across the 19th century, but the vast majority were built between the 1850s and 1860s. Most, if not all, were built from brick or sandstone. The Georgian buildings located on Pinnington Place and Blacklow Brow traditionally presented a uniform front. Huyton Train Station also dates from the late Georgian period. The remaining buildings of architectural interest are Victorian and represent a rich variety of styles and individuality with many also having traditional 'dressed' welsh heather blue slate with purple hues. Greenhill is of an eclectic style with some classical features, dating to the mid-19thth century.

Assessment

The proposed garage would be single storey with materials to match the existing building. It would also be obscured by the existing wall resulting in minimal impact on the streetscene from public viewpoints on Blacklow Brow. Also the Huyton Hall Crescent area is relatively modern with lesser conservation importance which does not materially contribute to the significance of the Conservation Area as a whole.

Overall, the small scale of proposed garage combined with its matching materials would be in character with the surrounding properties. The proposal with therefore not cause harm to the Orchard Conservation area and complies with Core Strategy Policy CS20, Unitary Development Plan Policy DQ5, and the National Planning Policy Framework.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties/premises as it is single storey and not in close proximity to neighbours.

CONCLUSION

The proposal is acceptable in principle and would not the amenity of neighbouring properties or the Roby Conservation Area. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-

- a. Location Plan - (received 30/10/2024).
- b. Block Plan - (received 30/10/2024).
- c. Proposed Ground Floor Plan - (received 30/10/2024).
- d. Proposed First Floor Plan - (received 30/10/2024).
- e. Proposed Elevations 1- (received 30/10/2024).
- f. Proposed Elevations 2 - (received 30/10/2024).

Reason: For the avoidance of doubt.

- 3) Materials

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 order to preserve and enhance the appearance of the Conservation Area.

Andrew Hunt

Signed Case Officer:

**Signed Authorising
Officer:**

Date:

Informatives

N/A