

<u>APPLICATION NO:</u>	24/00076/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	6 Grange Close, Roby, Knowsley		
<u>PROPOSAL:</u>	RETROSPECTIVE APPLICATION FOR CONVERSION OF GARAGE TO HABITABLE ROOM AND GROUND FLOOR FRONT EXTENSION TO FORM BAY WINDOW		

Site Description

The application site is located at 6 Grange Close and is located in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is brick facing on its front, side and rear elevations. It features dark grey UPVC openings and flat, interlocking roof tiles.

The property previously benefited from an integral garage with hardstanding situated in front. There is an approximate distance of 5.5m from the front elevation of the existing garage to the public highway. The front area is predominately surfaced with hardstanding and grass.

Proposal

The application seeks permission for the conversion of garage to form habitable room (living room) together with ground floor front extension to form bay window.

This is a retrospective application* as the works have already been completed.

This has seen the redevelopment of the internal garage space and the removal of the external garage door, which has been replaced by fenestration and infill brickwork. The bay window projects roughly 0.7m forward from the original front elevation which previously was the garage door. The submitted Proposed Floor Plans show the external front elevation in its entirety would not project forward, only the bay window and brickwork underneath.

The proposed bay window is served by a hipped roof, in which the eaves would measure at 2.46m and the highest point would measure 3.3m. This would tie into the existing canopy roof that previously served the front door and garage door.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 13/00064/FUL
PROPOSAL: ERECTION OF 8NO. DETACHED DWELLINGS AND 2NO. APARTMENTS TOGETHER WITH ASSOCIATED GARAGES, LANDSCAPING & CONSTRUCTION OF NEW VEHICULAR ACCESS (EXISTING GARAGES & OUTBUILDINGS TO BE DEMOLISHED)
DECISION: PER
DECISION DATE: 29 May 2013

APP. NO: 15/00629/FUL
PROPOSAL: ERECTION OF 8 NO. DETACHED DWELLINGS TOGETHER WITH ASSOCIATED GARAGES, LANDSCAPING AND CONSTRUCTION OF NEW VEHICULAR ACCESS.
DECISION: PER
DECISION DATE: 11 December 2015

Condition 13 of the approved application for 13/00064/FUL states that, the integral garages hereby permitted shall not be converted living accommodation (either in whole or part) without the prior written permission of the Local Planning Authority.

Reason: To ensure that adequate off-street parking is available in the interest of highway safety and to comply with saved Policies H5, T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted 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.

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

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 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 dark grey UPVC windows and doors, and flat, roof tiles. The proposed development is also brick facing and includes materials and design to match the existing application property and responds well to the design of the original dwelling.

The previous external garage door on the property has been replaced by matching infill brickwork and fenestration. The proposed window is in harmony and in keeping to the rest of the fenestration on the front elevation of the dwelling and responds positively.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a detached dwelling, with a substantial degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable. The front projection of the bay window would retain the character of the residential area and feature appropriate roof designs and does not cause any detrimental visual harm to the street scene.

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 not considered to adversely impact amenities for local residents or severely detract from the established character of the street scene.

The proposal causes no significant material change to residential amenities or privacy to nearby residents.

Highways

The application site utilises parking by the associated hardstanding in front of the garage which measures approximately 5.5m in depth and 6.8m in width and has the capacity to accommodate 2 vehicles within the curtilage of the dwelling.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

The proposed development would lose a parking space within the curtilage of the dwelling, as the previous garage measured approximately 5.77m in depth and 2.77m in width. The Householder Development SPD states that garages will normally count as contributing to the car parking provisions where their internal dimensions are sufficient to allow them to be satisfactorily used as sch. Minimum internal dimensions of 5.5m x 2.75m.

Furthermore, the highway standards outlined in the Householder Development SPD state that for a dwelling with 4 or 4+ bedrooms should provide 3 parking spaces within the curtilage of the dwelling. These are maximum standards, however, and this must hold some weight during the determination of this application.

Given that two spaces were retained and accessible within the curtilage of the dwelling and that 3 parking spaces are maximum standards, it would be unreasonable to request the applicant expand the hardstanding and lose the grassed area, which softens this and would be contrary to encouragement of landscaping to soften hardstanding in front elevations, on an overall balance, two spaces would be acceptable on this occasion and not pose any unacceptable harm to the local highway conditions.

Overall, it is considered that on the whole, the proposed development would be in accord with the Householder Development SPD as well as Saved Policies H5 and H8 and would not lead to any unacceptable impact on highway safety and would therefore be adequate.

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/02/2024	-	-	PROPOSED FLOOR PLANS
15/02/2024	-	-	PROPOSED ELEVATIONS
15/02/2024	-	-	LOCATION PLAN

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **5 April 2024**

Informatives

Not applicable.

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