

<u>APPLICATION NO:</u>	25/00018/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	40 Bowring Park Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	RETENTION OF CONVERTED GARAGE FORMING HABITABLE ROOM INCLUDING RETENTION OF EXTENSION TO FRONT OF GARAGE FORMING PART OF THE HABITABLE ROOM		

Site Description

The application relates to a semi-detached house and associated curtilage located on Bowring Park Avenue. The front garden area is fully hard surfaced. The locality is characterised by semi-detached houses, although there are detached houses at the rear of the property, around cul-de-sacs off Rimmer Drive. Bowring Park Avenue has tree lined grass verges either side between the carriage way and the pavement.

Application

The application is for the retention of a converted garage forming a habitable room, including the retention of an extension to the front of the garage which forms part of the converted room.

The garage was recessed back from the front of the hall 0.7m and from the front of the porch 1.7m. The garage was 3.8m long and 2.5-2.8m wide and was used as a store due to the length. The garage had a sloping roof extending across the porch. The extension extends from the front of the porch to the party boundary and is indicated as providing a bedroom, with access from the porch. The room incorporates the extension and the former garage, and the utility room remains to the rear of the room. The room as extended has a sloping roof extending across the porch as with the garage.

Consultations

NA

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

K/APP/1663 - LIVING ROOM AND KITCHEN EXTENSIONS. Granted: 16.09.1976.

06/00077/FUL - ERECTION OF FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE. Granted: 29.03.2006.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

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

The application is for the retention of a conversion of a garage to form a habitable room including retention of a front extension to that garage which forms part of the habitable room to a house in a residential area and is therefore acceptable in principle.

Design and Visual Amenity

The design of the front extension is acceptable and broadly in character with the original dwelling. Whilst the bins have to be stored in the front garden area this commonly takes place with regard properties on Bowring Park Avenue without being detrimental to visual amenity. The development as such is not detrimental to the

visual amenities of neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application is for the conversion of the garage to a habitable room within a house in a residential area, and for the retention of a front extension which forms part of that room. The application raises no residential amenity issues and does not cause any overlooking or loss of privacy of neighbouring properties.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

The original garage was 3.8m long and therefore cannot be considered suitable for parking. As such no loss of parking has occurred. The front garden is hard surfaced and is suitable for the parking of three cars, in line with Council standards for parking which requires 3 parking spaces for houses with four or more bedrooms. The development is not detrimental to highway safety.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The development is acceptable in terms of appearance and is not detrimental to visual amenity. The development does not impact adversely on the residential amenity or raise parking issues and is not detrimental to highway safety. The application complies with planning policies and is recommended for approval.

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.

- 2) Within three months of the date of this planning permission the front external wall of the extension hereby approved shall be spar dashed to match the original house.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

Date Received	Ref. No	Version	Drawing/Document Title
16/01/2025	003	-	SITE LOCATION PLANS
16/01/2025	002	-	PROPOSED PLANS (PLAN AND ELEVATION)

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **Jo Sheridan**

Date: **28/03/2025**

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

