

Report to: PLANNING COMMITTEE **Date of Meeting:** 19th October 2022

Subject: [DC/2022/01057](#)
[51 Sandhurst Drive Aintree Liverpool L10 6LU](#)

Proposal: Erection of a double garage to the rear and the conversion of the existing garage into a habitable space incorporating alterations to the front elevation of the dwellinghouse.

Applicant: Mr and Mrs Gerrard **Agent:** Diaz Associates

Ward: Molyneux Ward **Type:** Householder application

Reason for Committee Determination: Call in by Cllr Paula Murphy

Summary

The proposal is to convert the existing garage to habitable accommodation and to erect a garage in the rear garden area facing Kempton Park Road is acceptable subject to conditions.

Recommendation: Approve with Conditions

Case Officer Carol Gallagher

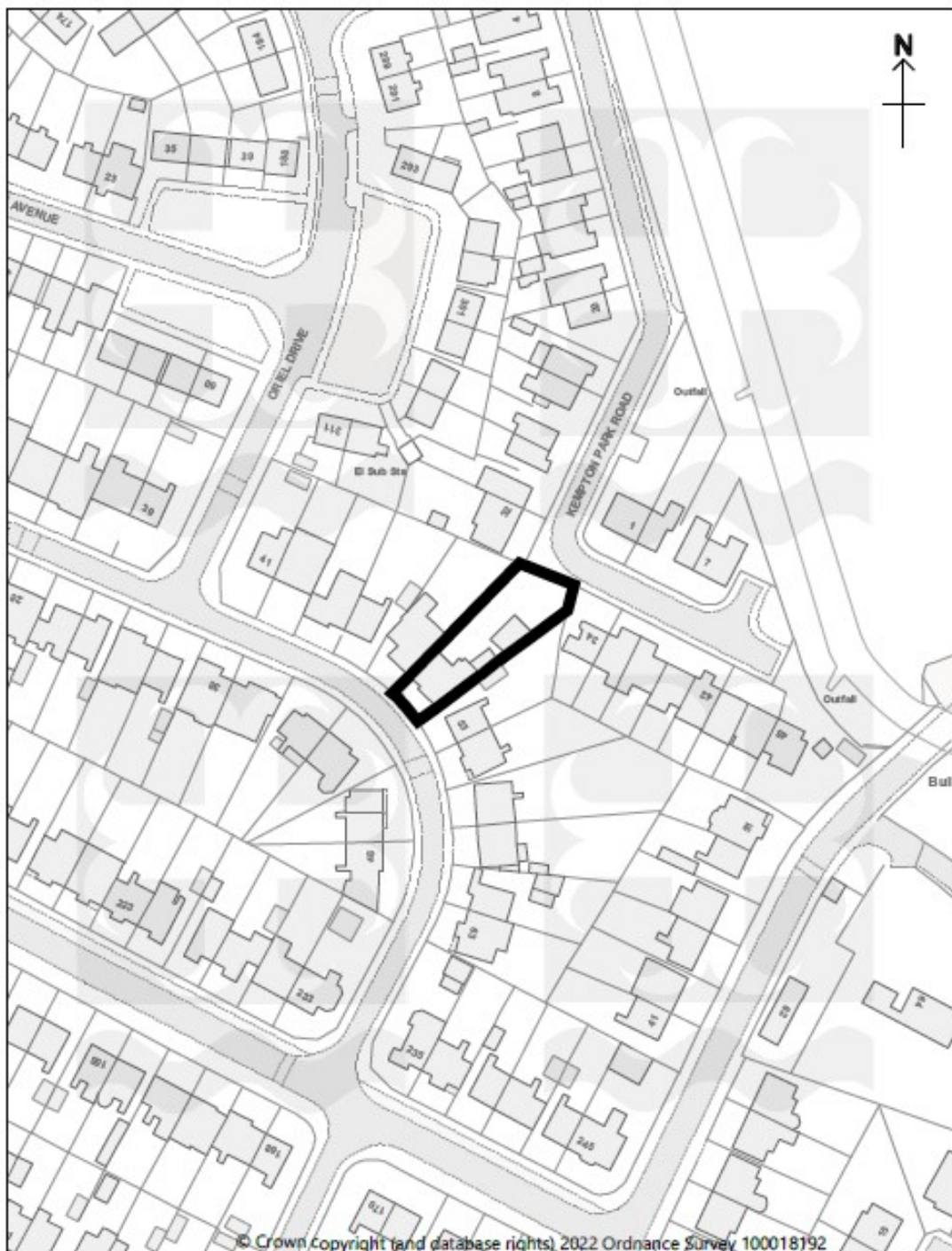
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCHG43NW06900>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 10/10/2022
Scale: Scale: 1:1250
Created by: Initials

The Site

The application site is 51 Sandhurst Drive Aintree, which is a semi-detached house, with a rear garden that backs onto Kempton Park Road. The rear garden can be accessed by a set of double gates on Kempton Park Road.

History

DC/2021/00943 Proposal: Certificate of Lawfulness for the proposed detached outbuilding in the rear garden.

Certificate not issued 16th June 2021

Appeal Dismissed 21st January 2022

DC/2020/01273 Erection of a detached dwellinghouse to the rear garden with access from Kempton Park Road (alternative to DC/2020/00398 withdrawn 24/06/2020).

Refused 9th September 2020

DC/2020/00398 Erection of a detached dwelling.

Application withdrawn 24th June 2020

DC/2016/00916 Erection of one pair of semi-detached two storey dwellinghouses fronting onto Kempton Park Road

Application withdrawn 26th October 2016

S/23339 Erection of A Single Storey Building at Rear of The Dwellinghouse to Form a Games Room Permitted Development 6th August 1984

S/14825 Erection of One No. Detached Dwellinghouse and Garage on Land to Be Severed from Rear of Existing Dwellinghouse, Having Frontage to Kempton Park Road (Outline Application)

Refused 27th August 1980

S/04403 Erection of A Garage at The Side and A Porch and Canopy at The Front of The Dwellinghouse

Approved with conditions 8th November 1976

Consultations

Highways Manager

No objection subject to a condition.

Neighbour Representations

Neighbours consulted on 1st June 2022 and 9th August 2022 following the receipt of amended plans.

3 objections received on the grounds of:

Access to and from these garages will be onto Kempton Park Rd and our driveway will be restricted with any cars driving out of this property.

If the outbuilding is to be used as a garage for the benefit of the dwelling, why does it need to be the same height as a house. The outbuilding is situated too close the boundary and the neighbouring property and is too high.

Policy Context

The application site lies within an area designated as Primarily Residential in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

This application is for the erection of a double garage to the rear and the conversion of the existing garage into a habitable space incorporating alterations to the front elevation of the dwellinghouse.

The issues to consider are the principle of development, design/impact to the street scene and impact on neighbouring properties.

Principle of development

The application site is located in a residential area so the principle of development is acceptable.

Design/impact to the street scene

The existing house has an attached garage. The proposal is to replace the garage door with a window and utilise the internal space for a bedroom, utility room and toilet.

This element of the proposal will be an acceptable feature in the street scene.

It is proposed to build a double garage in the rear garden area with access from Kempton Park Road.

There is an existing vehicular access to the rear garden from Kempton Park Road and the Highway Manager has no objections to utilising this access subject to the proposed extension of the existing

flagged driveway in the site being implemented prior to occupation of the proposed development.

In relation to the street scene, the proposed garage has been reduced from a height of 5m to 4.5m. It will have an external footprint of 6.1m x 6.1m, will be set back from the boundary to Kempton Park Avenue by 5m, and will be set slightly off the boundary to the neighbouring property at 34 Kempton Park Road.

The proposed garage will have a traditional garage door, a window in the southwest and southeast elevation and a door in the northwest elevation which faces the garden area.

The proposed building of a new garage in the garden is to replace the garage that is to be converted to habitable accommodation. It is considered appropriate to condition any approval so the proposed garage could not be used as habitable accommodation or sold off separately as an independent unit of habitable accommodation.

At a height of 4.5m the proposal will be visible in the street scene but as it is set back by 5m from the boundary it is considered it will not be unduly intrusive.

Impact to neighbouring properties

The proposed change of use of the existing garage will have no impact to the neighbouring property at No 53 Sandhurst Drive.

The proposed garage will be visible to No 53 and No 49 Sandhurst Drive but as it is approximately 19m from the rear elevation of the host property and with fences and well screened boundaries it is not considered there will be any loss of outlook or prospect to these properties.

Due to the access and the location of the proposed garage in the rear garden, the neighbours on Kempton Park Drive also have to be considered.

The garage is slightly set off the boundary to No 34 Kempton Park Drive which has fencing and a well screened boundary so it is considered there will be no impact to this property.

No 32 Kempton Park Drive is a dormer bungalow with a two-storey extension to the side. There is a distance of approximately 14m from the nearest habitable room window at 1st floor level to the proposed garage, so it is concluded there will be no impact on the outlook and prospect of this property.

Other Matters

Residents have raised concerns in relation to the height of the proposed garage and potential highway issues in relation to the access.

The proposed garage will be mainly visible to Kempton Park Road and is slightly lower than the

two-storey extension of No 32 Kempton Park Drive which is 2.7m to the eaves and 5.4m to the ridge of the roof and will be an acceptable feature in the street scene.

The Highway Manager has assessed the plans and subject to a condition that the existing drive has to be extended within the site has no objections to the proposals.

Conclusion

The proposal complies with Policy HC4 (House Extensions) of the Sefton Local Plan and is acceptable subject to conditions.

Recommendation - Approve with Conditions

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents:

Site outlined in red as shown on the location plan, amended drawings received by the Local Planning Authority on the 7th of September 2022 showing the proposed garage layout and the proposed site layout, the proposed elevations only as shown on 651-11 Rev A and Drwg No 651-10.

Reason: For the avoidance of doubt.

Before the Development is Commenced

- 3) No development shall commence, including any works of demolition, until details of all wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall include provision for the wheel washing of every vehicle directly engaged in construction/demolition activity prior to it leaving the site and shall be implemented during the course of the entire demolition/construction period.

Reason: To ensure the safety of highway users during both the demolition and construction phase of the development.

During Building Works

- 4) The materials to be used in the construction of the external surfaces of the development must be of similar appearance to those used in the existing building.

Reason: To ensure an acceptable visual appearance to the development.

Before the Development is Occupied

- 5) No part of the development subject to this permission shall be occupied until the extended driveway as shown on Drwg No. 651_05 _ Rev A received by the LPA on 7th September 2022 has been constructed to the base course level to enable access to the garage.

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

Ongoing Conditions

- 6) The detached garage hereby approved shall only be used in association with or for purposes ancillary to the residential use of the existing dwellinghouse.

Reason: To prevent an over-intensive use of the site and to prevent harm to the living conditions of neighbouring/ adjacent occupiers and land users.