

<u>APPLICATION NO:</u>	25/00525/CLD	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	34 Willis Drive, Halewood, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR THE PROPOSED CONVERSION OF GARAGE TO UTILITY / FAMILY ROOM INCLUDING NEW WINDOW TO SIDE ELEVATION		

Site Description

The application site is located at 34 Willis Drive, Halewood and is situated within a Sustainable Urban Extension (SUE) within the East of Halewood residential allocation in the Development Plan. The application property is a two-storey, detached dwelling which contains an integral garage. There is hard surfacing to the front of the dwelling to accommodate a minimum of 2 no. off-street parking spaces.

The wider area is a residential and some dwellings on adjacent streets are still being built-out.

The application property retains permitted development rights for extensions and alterations; this includes integral garage conversions as there is no record of any conditions removing this.

Proposal

The proposal is for a certificate of lawfulness for the proposed conversion of garage to form a family and utility room including a new window to side elevation.

The internal integral garage would be converted to form a habitable room. The external alterations would involve replacing the garage door to the front elevation with a new opening and matching infill brickwork and cill below.

The west-facing gable wall would see the installation of a new window to the ground floor with brick detailing above and below the window.

Consultations

N/A

Representations

N/A

Planning History

APP. NO: 20/00063/FUL
PROPOSAL: RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 413 NO. DWELLINGS COMPRISING; PLOT 2 - ERECTION OF 98 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM GREENSBIDGE LANE; PLOT 4 - ERECTION OF 315 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM BAILEYS LANE; TOGETHER WITH ASSOCIATED WORKS (LANDSCAPING, ACCESS, ROADS, SEWERS, SUBSTATIONS, DRAINAGE, ENGINEERING WORKS TO FORM SURFACE WATER STORAGE AREAS AND OTHER INFRASTRUCTURE).
DECISION: GRANTED
DECISION DATE: 23 August 2021

Relevant Policy

General Permitted Development (England) Order 2015 (as amended).

Article 35 Statement

N/A

Assessment

The proposed integral garage conversion would involve limited alterations to the existing front elevation; the majority of the works are internal and does not involve enlarging the building.

The external alterations for the garage conversion include a replacement window, with matching brickwork and cill installed. These are minor alterations and can be undertaken within the scope of Class A (enlargement, improvement or other alterations of a dwelling house).

The proposed installation of a newly created window opening to the west-facing gable wall would also be considered a minor alteration and could be undertaken within the scope of Class A.

Conclusion

The proposed development complies with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the Certificate of Lawfulness for the proposed development be granted.

Recommendation

That a Certificate of Lawfulness is granted.

- 1) The proposal complies with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2025	004	-	LOCATION PLAN
12/09/2025	LC 002	-	PROPOSED ELEVATIONS AND SECTIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 03/11/2025

Informatives

N/A

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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