
<u>APPLICATION NO:</u>	26/00093/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	1 Ewanville, Huyton, Knowsley, L36 5YS		
<u>PROPOSAL:</u>	GARAGE CONVERSION COMPRISING THE REPLACEMENT OF EXISTING GARAGE DOOR WITH A NEW WINDOW TOGETHER WITH INTERNAL ALTERATIONS.		

Site Description

The application site comprises a two-storey four-bedroom 'L-shaped' detached dwellinghouse, located on the cul-de-sac of Ewanville, Huyton. The dwelling is characterised by brick to all elevations, a tiled cross-gable roof with a dutch-gable above the existing garage and cream-coloured timber 'sash' style windows.

Commented [JS1]: What are the existing windows?

The dwelling has off-street parking available to the front.

The immediate surrounding area to the east, south and west of the site is characterised by detached dwellinghouses of a similar design. To the north of the site is Aaron Grange Care Home.

Site Constraints:

- The Orchard Conservation Area
- Tree Preservation Order
- Coal (Low Risk)

Proposal

Planning permission is sought for the conversion of the existing garage to form a new boot room and utility room.

The footprint of the existing garage would not be extended in any way. The existing garage door closest to the main dwellinghouse would be replaced with brickwork and 1 UPVC window, to match the existing dwellinghouse. The garage door closest to the highway would be retained.

The proposed rooms would continue to be served by the existing gable roof.

Consultations

Conservation – No objections.

Representations

This application has been publicised by letters sent to 8 neighbours, a site notice displayed near to the site and a press notice. No representations were received as a result of the publicity given to the application.

Planning History

97/00383/APP ERECTION OF 16 NO. TWO-STOREY DETACHED
RESIDENTIAL DWELLINGS

Granted (29 September 1997)

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Planning (Listed Building and Conservation Areas) Act 1990

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Conservation areas – Section 72 (1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

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.

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NATIONAL PLANNING POLICY FRAMEWORK

Section 16 Conserving and Enhancing the Historic Environment

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Section 72 (1) Conservation Areas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

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

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

RESIDENTIAL AMENITY

The garage conversion would have no impact on the amenity of the neighbouring dwellinghouses situated on Ewanville, as the new window to be installed would look out onto the applicants own driveway.

Therefore, the garage conversion is considered to be acceptable in terms of any impacts on the residential amenity and complies with Policies CS2 and CS19 of the Core Strategy.

IMPACT ON HERITAGE AND DESIGN

Planning (Listed Building and Conservation Areas) Act 1990

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Conservation areas – Section 72 (1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 203 of the NPPF (2024) outlines that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) The desirability of sustaining and enhancing the significance of heritage asset and putting them to viable uses consistent with their conservation.
- e) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- f) The desirability of new development making a positive contribution to local character and distinctiveness
- g) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 210 of the NPPF (2024) states in determining planning applications LPAs 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.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Impact on the Conservation Area

The host dwelling is located within the Orchard Conservation Area.

The garage conversion would be visible from the wider street scene of Ewanville. The conversion would be finished in brickwork to match the existing dwellinghouse. As the materials and design would match the existing dwelling, the proposal is considered to be acceptable in visual terms.

Following correspondence with the agent, the window to be installed would be a cream-coloured timber 'sash' style window with cills above and below the window to match the existing cream-coloured timber 'sash' style windows found at the dwelling and the wider housing estate.

The conservation officer has provided comments stating that the garage conversion would cause no harm to the Conservation Area, as the external alterations to the modern property are minor and are located on an internal angle, where they would be viewed only in the context of the surrounding modern properties in the Ewanville character area of the conservation area.

Therefore, the proposal would cause no harm to the contribution made by the setting to the character and appearance of the Orchard Conservation Area and would accord with the aims of Chapter 16 of the NPPF and conform to Policies CS19 and CS20 of the Core Strategy and Policy DQ5 of the Replacement UDP.

Highways

The dwellinghouse would remain as a 4-bedroom property.

The Householder Development SPD advises that the parking provision of a 4-bedroom property should provide 3 spaces within the curtilage, with each space measuring 5.0m x 3.0m on front driveways.

At present, the application site benefits from a driveway to the front of the property for two vehicles measuring 7.1m x 7.5m (at its widest point).

The SPD also outlines that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such, with minimum internal dimensions of 5.5m x 2.75m. As the proposed 'boot room' would have an internal dimension of 5.3m x 2.5m, this would fall below the SPD's guidance, and the room could not contribute towards the parking provision of the site, causing a shortfall of one parking space.

The application has been amended to see the existing driveway be extended to provide an additional 5.0m x 3.0m parking space to allow for the displaced vehicle from the garage to still park within the curtilage of the dwellinghouse and would comply with the SPD's guidance.

Therefore, as the extended driveway would comply with the SPD's guidance, the proposed driveway and garage conversion would not cause significant harm in relation to the highway safety and are considered to be acceptable.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential amenity, heritage and design and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.
- 3) The exterior facing materials to be used on all walls, windows and doors shall match those used on the existing building in terms of colour, texture, profile and where applicable coursing details.

Reason: To preserve the character and appearance of the Orchard Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08.05.2026	355 01	REV A	EXISTING AND PROPOSED PLANS, ELEVATIONS, SITE PLAN AND LOCATION PLAN
14.05.2026	-	-	EMAIL FROM AGENT CONFIRMING WINDOW WOULD BE CREAM TIMBER TO MATCH EXISTING WINDOWS

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 15/05/2026

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

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026