

<u>APPLICATION NO:</u>	26/00217/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	2 Midsummer Avenue, Prescot, Knowsley, L34 1AH		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application site comprises a two-storey 4-bed detached dwelling located on a private shared driveway of Midsummer Avenue, Prescot. The dwelling is characterised by brick to all elevations, has a gable tiled roof, and also has a mono-pitched roof above the existing garage door, entrance to the property and the ground floor window. The dwelling does not currently benefit from any extensions and has off-street parking available to the front for two vehicles.

The neighbouring dwelling to the southwest 14 Merchant Close benefits from a similar garage conversion completed under planning permission 25/00624/FUL (Granted – 07 January 2026). The immediate surrounding area is characterised by two-storey detached and semi-detached dwellings. To the front of the site is the highway of Prescot Park Way. To the northwest of the site is a children's play area and the junction of Lysander Road.

Proposal

Planning permission is sought for the conversion of the existing garage to form a habitable room, which would serve as an extended kitchen / dining area.

The footprint of the existing garage would not be extended in any way. The existing garage door would be replaced with brickwork and a new window with solid masonry underneath to match the existing dwellinghouse.

The proposed conversion would continue to be served by the mono-pitched roof to the front.

The garage conversion required planning permission as Condition 5 (17/00081/REM) states that the garages shall not be converted into living accommodation.

Consultations

Environmental Health – No objections.

Provided comments regarding the gas membrane that would have been installed when the house was built, under planning reference 15/00022/OUT.

Representations

This application has been publicised by letters sent to 6 neighbours and a site notice displayed near to the site. No representations were received as a result of the publicity

given to the application.

Planning History

15/00022/OUT	OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING UP TO 750NO. DWELLINGS & UPTO 929 SQ M OF COMMERCIAL/INDUSTRIAL BUILDINGS (USE CLASSES B1/B2/B8) - ALL MATTERS RESERVED FOR FUTURE APPROVAL Granted (20 December 2016)
17/00081/REM	RESERVED MATTERS APPLICATION FOR 150NO. DWELLINGS IN RESPECT OF PLANNING PERMISSION 15/00022/OUT (PARCEL B) – APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT, SCALE & ACCESS Granted (24 July 2017)

Permitted Development Rights for the conversion of the garage have been removed under Condition 5 of the Reserved Matters planning permission for the site:

Condition 5: The garages hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for use as garages by the dwellings hereby approved at all times.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby to avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

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

Policy CS2 Development Principles
Policy CS13 Principal Regeneration Area – South Prescott
Policy CS19 Design Quality and Accessibility in New Development

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

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

RESIDENTIAL AMENITY AND DESIGN

The footprint of the existing garage would not be extended in any way.

The proposed garage conversion would have no impact on the amenity of 14 Merchant Close and 4 Midsummer Avenue.

The conversion would be finished in brick to match the existing dwellinghouse and would be built up to a height that would mirror that of the existing ground floor front elevation window. The conversion would also see the existing soldier course to the front elevation be continued under the proposed window. As the materials and design would match the existing dwelling, the conversion is considered to be acceptable in visual terms.

The window to be installed within the front elevation raises no overlooking concerns, as it would not provide any additional views not already available from the front of the dwelling.

In summary, the garage conversion is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Core Strategy Policy CS19 and Replacement UDP Policy H8 and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwellinghouse would remain as a 4-bed dwelling.

The Householder Development SPD advises 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. The minimum internal dimensions of a garage to contribute towards car parking provision are 5.5m x 2.75m.

The SPD also outlines that the parking provision for a four-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

Condition 5 attached to planning application 17/00081/REM states 'the garages hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for use as garages by the dwellings hereby approved at all times'.

The existing garage currently has a length of 6m and a width of 3m. As such, the internal dimensions of the garage contribute towards the parking provision of the site. Therefore, the garage conversion would result in the loss of one off-street parking space.

The application site currently benefits from a driveway to the front which measures 5.6m in width and 5.8m (at its longest point) and 5.3m (at its shortest point). The length differs slightly due to the angled shaping of the driveway. Whilst the existing driveway has a shortfall of 0.1m in width of the SPD's guidance for two parking spaces alongside each other, this shortfall is considered to be minimal, and the driveway has the parking provision for two vehicles.

As there would only be two spaces available on-site, this would fall below the required three spaces for a four-bedroom property. Whilst it is noted that Condition 5 states that garages shall not be converted into living accommodation, as the application site is situated at the 'top' of a private shared driveway which also serves 4, 6 and 8 Midsummer Avenue, there is availability for one parking space being displaced from the garage to be re-located to the private shared driveway, directly in front of the application sites tarmac driveway. When measuring from the applications sites landscaping to the shared boundary line of No.4, there is a length of 8.4m. This is considered sufficient to allow for a further vehicle to park, without impacting the neighbouring dwellinghouse.

An example of this displaced parking space can be found at 14 Merchant Close (to the southwest of the site), as this neighbouring dwellinghouse has completed a similar garage conversion (under planning application 25/00624/FUL).

As such, it is considered that the shortfall of one parking space would not cause significant harm in relation to the highway safety as the space can be safely re-located to the private shared driveway. Therefore, the proposal is considered to be acceptable.

ENVIRONMENTAL HEALTH

The property is located on the former Prysmian Cables Site which was investigated and monitored under planning approval 15/00022/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for a residential end use.

For information, at each property the following build phase remediation and validation

was undertaken:

- Installation of a gas/vapour protection membrane (Visqueen). Following installation each plot was visually inspected for compliance with the specification including the subfloor void and airbricks, protection membrane type and installation validation. Independent integrity testing of the membrane was undertaken at 1 in 3 properties.
- Provision of a 600mm clean cover soil system underlain by a high visibility geotextile membrane in all areas of soft landscaping in the rear gardens.
- A nominal 300mm of clean topsoil was used as a cover system in front gardens.

Based on the information available, and the previous remediation undertaken at this site in relation to contaminated land, there is the potential that some contamination may still exist below the area of the front garden beneath 300mm which will then be in the rear garden, which has a clean cover of 600mm, which could potentially be producing ground gas.

Initial comments from Environmental Health raised concerns as to how the new front wall, proposed to replace the garage door, would integrate with the existing gas membrane and any associated ventilation requirements, to ensure that the gas membrane would not be damaged.

Following correspondence with the agent, it was confirmed that the proposed wall to the front elevation would be built directly onto the slab for the garage. This building method was agreed with KMBC's Building Control when the neighbouring garage conversion at 14 Merchant Close (approved under planning reference 25/00624/FUL) was completed, as it allows for the integrity of the membrane to remain unchanged.

Environmental Health have further reviewed the gas / vapour protection measures correspondence received from the agent (dated 22 July 2026) and consider this method to be acceptable.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity, highway safety and environmental health. 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 materials to be used on the external surfaces of the garage conversion hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).

- 4) The development shall thereafter be carried out strictly in accordance with the approved scheme. All approved gas/vapour protection and ventilation measures shall be retained and maintained for the lifetime of the development.

Reason: To protect the remediation measures put into place under planning approval 15/00022/OUT.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22.05.2026	700/01	-	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS, SITE PLAN AND LOCATION PLAN
22.07.2026	-	-	EMAIL FROM AGENT CONFIRMING GAS MEMBRANE PROTECTION MEASURES

Signed Case Officer¹:

Louise Robinson

Signed Authorising Officer²:

Jo Sheridan

Date:

2907/2026

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