

APPLICATION NO: 26/00404/FUL

CASE OFFICER: Kate Pickles

WARD: Prescott North

PARISH: Prescott Town Council

LOCATION: 12 Lysander Road, Prescott, Knowsley, L34 1BP

PROPOSAL: CONVERSION OF INTERNAL GARAGE TO FORM HABITABLE ROOM

Site description

The application property is a two-storey, detached dwellinghouse set within an asymmetrical plot fronting on to Lysander Road. The property is situated within South Prescott Action Area and the wider area is primarily residential characterised by detached and semi-detached housing with green space to the west.

Proposal

Permission is sought for the conversion of an internal garage to form a habitable room. The footprint of the garage would not be extended in any direction. The external alterations would be limited to the replacement of the existing garage door with 1no. window and surrounding brickwork. The converted garage would be used as a study.

Consultations

None required.

Representations

This application was publicised through letters sent to 6 neighbours. No representations have been received as a result of this publicity.

Planning history

20/00767/REM:- Application for approval of reserved matters pursuant to planning permission 15/00022/OUT (outline application for mixed use development comprising up to 750no. dwellings & up to 929 square meters of commercial/industrial buildings (Use Classes B1/B2/B8)). Approval sought for appearance, access, layout, scale, and landscaping for the erection of 53no. dwellings (Use Class C3).

Decision:- Granted 12/08/2021

The application 20/00767/REM was approved subject to conditions. Condition 6 removed the permitted development rights of the application property.

Relevant policy

Policy S3 of the National Planning Policy Framework (NPPF): Presumption in favour of sustainable development states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would: a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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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

H5 – Development within Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Design Quality in New 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 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

Policy H5 states that development within Primarily Residential Area will be permitted provided that they do not have an unacceptable impact on the amenity of neighbours by way of noise, disturbance, overlooking or visual intrusion and do not adversely affect the character of the area. The proposal complies with this policy as the footprint of the garage would not be extended in any direction meaning the impact on neighbouring amenity in terms of overshadowing, loss of light and loss of outlook would not materially increase. The proposed garage conversion is therefore considered acceptable in terms of the impact on residential amenity.

The Householder Development SPD advises that neighbouring privacy should be protected. The proposed garage conversion complies with this guidance as the diagonal arrangement between the plots of No.12 and the adjacent property, No.3 Lysander Road

ensures no direct overlooking can occur. The installation of a window would not create any additional viewpoints beyond those already available from the front elevation and therefore would not materially impact the perception of overlooking. As such, the proposal would not give rise to unacceptable impacts to the privacy of neighbouring dwellings and is considered acceptable in terms of residential amenity.

The Householder Development SPD also advises that materials used in extensions and alterations should be the same or similar to the existing dwelling. The proposed garage conversion would be visible from the street scene of Lysander Road and would comply with this guidance. External alterations would be limited to the replacement of the existing garage with white UPVC window frames and window style to match the windows of the host dwelling. Surrounding the window would be fair faced bricks to match the existing brickwork. Given the use of materials matching those of the existing dwelling, the proposed conversion would be in keeping with the character of the dwelling and wider area and would not give rise to unacceptable impacts on visual amenity.

Highways

The application property is a four-bedroom dwelling and the Householder Development SPD advises that a four bedroom property should have three off-street parking spaces within the curtilage of the property. The conversion of the garage would decrease the number of off-street parking spaces at the property from three to four. While this is below the recommended parking standards outlined in the SPD, two parking spaces are considered sufficient to serve the needs of the property and would not give rise to unacceptable impacts on highway safety.

Other considerations

Coal Low Risk Area – see informative.

Conclusion

The proposed garage conversion would be acceptable in terms of design, residential amenity and highway safety. The development would accord with the relevant NPPF, Knowsley Core Strategy Local Plan and Replacement UDP policies and SPD guidance and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:-

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Reason: 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interest of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2-16, and the National Planning Policy Framework.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
17/08/2026			Location Plan
18/08/2026	710/01C		Existing and Proposed Plans and Elevations

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 06/10/2026

Informative

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

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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