

APPLICATION NO: 26/00138/FUL

CASE OFFICER: Kate Pickles

WARD: Prescott South

PARISH: Prescott Town Council

LOCATION: 33 Atherton Drive, Prescott, Knowsley, L35 7AG

PROPOSAL: CONVERSION OF EXISTING GARAGE TO A HABITABLE SPACE.

Site description

The application property is a two-storey, detached dwellinghouse set within an asymmetrical plot fronting on to a cul-de-sac off Atherton Drive. The property is situated within a Primarily Residential Area and the wider area is characterised by detached and semi-detached dwellings with green space to the north and west.

Proposal

Permission is sought for the conversion of the existing integrated garage into a habitable space. The garage would not be extended in any direction and the external alterations would involve the replacement of the garage door with a window. The converted garage would serve as a sitting room.

Consultations

None required.

Representations

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

Planning history

17/00227/FUL: - ERECTION OF 68NO DWELLINGS AND ASSOCIATED WORKS

Granted 12/01/2018.

Permitted Development Rights for the conversion of the garage have been removed under condition 13 of the planning permission 17/00227/FUL.

Condition 13: 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

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.

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 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

Design Quality in New Developments 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 Areas will be permitted provided that they do not have an unacceptable impact on the amenity of neighbours by way of disturbance, overlooking, visual intrusion or adversely impacting the street

scene. The proposed garage conversion complies with this policy as the footprint of the garage would not be extended in any direction and external alterations would be limited to the replacement of the garage door with a window and brickwork. Given the limited scale and nature of the proposed works, the development would not appear unduly dominant, nor would it result in any loss of light or overshadowing. The proposed garage conversion is therefore considered acceptable in terms of residential amenity.

The window proposed to the front elevation also does not give rise to any privacy concerns due to the ground floor siting and the creation of no new viewpoints beyond those already available from the front elevation. The existing interface distance of 20m would also be retained between the front elevation of No.33 and the adjacent property No.31. This is considered sufficient to avoid overlooking or the perception of overlooking. As such, the proposal is considered acceptable in terms of the impact on privacy.

The existing garage door would be replaced by brickwork and a window; the brickwork and, UPVC window style would match the existing dwelling. The use of matching materials and the modest nature of the external alterations mean that the proposed garage conversion would be in keeping with the host dwelling. The proposal would therefore have a limited impact on the character of the street scene and would maintain visual coherence. As such, the proposal is considered acceptable in terms of design and the maintenance of the street scene.

Highways

The application property is a four-bedroom dwelling and the Householder Development SPD advises that provision should be made for three off-street parking spaces. The proposed garage conversion would not result in the creation of an additional bedroom and, therefore, would not increase the off-street parking demand. Whilst the conversion would lead to the loss of one off-street parking space within the curtilage of the property, the dwelling would retain sufficient driveway space to accommodate three vehicles. The retained parking provision would therefore remain compliant with the SPD guidance and the proposal is therefore considered acceptable in terms of highway safety.

Conclusion

The proposed garage conversion is considered acceptable in terms of design, residential amenity and highway safety and is therefore recommended for approval subject to conditions.

Recommendation

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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

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
06/05/2026			Location Plan
06/05/2026	EL-FR-001		Existing and Proposed Elevations
06/05/2026	PL-GF-001		Existing and Proposed Floor Plans

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 25/08/2026

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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