

APPLICATION NO: 25/00675/CLD

CASE OFFICER: Kate Pickles

WARD: Whiston & Cronton

PARISH: Whiston Town Council

LOCATION: 44 Halsnead Avenue, Whiston, Knowsley, L35 3SD

PROPOSAL: CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED
CONVERSION OF THE EXISTING GARAGE INTO A PLAYROOM WITH A UTILITY AREA.

Site description

The application property is a two-storey semi-detached dwelling, with a garage to the side/rear of the property. The property is situated within a Primarily Residential Area in the Local Plan Policies Map. To either side of the application site and opposite are residential properties and to the rear of the property is Stadt Moers Park and opposite are residential.

Proposal

This application is a Certificate of Lawful Development for the conversion of the existing garage into a habitable room to be used as a utility area and playroom. The footprint of the garage will not be extended in any direction. Externally, the conversion will involve the replacement of the garage door to the front elevation with 1 window and 1 door with surrounding brickwork. To the rear elevation, the existing glass door will be replaced with glass French doors.

Consultations

None required.

Representations

Not applicable.

Planning history

25/00387/FUL:- Erection of a single storey side extension. Granted 23/09/2025

Relevant policy

Town and Country Planning (General Permitted Development) (England) Order 2015.

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

Certificates of lawfulness for proposed developments are only required to comply with the relevant provisions of the Town and Country Planning (General Permitted Development (GDPO)) (England) Order 2015 (as amended). The GDPO allows certain development and changes of use to be carried out without the submission of a planning application.

The proposed garage conversion would involve limited alterations to the existing front elevation as the majority of the works are internal and do not involve the enlargement of the building. The external alterations to the front elevation including the installation of a window, door and brickwork in place of the garage door are considered to be minor and can be undertaken within the scope of Class A of the GDPO (enlargement, improvement or other alterations of a dwellinghouse).

There is no planning history relating to the erection of the existing garage, and therefore no restriction on its use. On this basis, planning permission would not be required to convert the garage into a habitable room.

Conclusion

The proposal is permitted Development as set out in the General Permitted Development Order 2015 (as Amended). Therefore, planning permission is not required.

Recommendation

Planning permission is not required. The development is considered lawful.

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
29/11/2025	EP NE 01		Existing and Proposed NE Elevations
29/11/2025	EP SENW 01	01	Existing and Proposed SE and NW Elevations

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

29/11/2025	EP SW 01	01	Existing and Proposed SW Elevations
29/11/2025	PGFP 01		Proposed Ground Floor Plan
29/11/2025	SLP 01		Site Location Plan
29/11/2025	PBSP 01		Proposed Block Site Plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 11/02/2026

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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