

APPLICATION NO: 26/00208/CLD

CASE OFFICER: Kate Pickles

WARD: Halewood South

PARISH: Halewood Town Council

LOCATION: 12 Troughton Avenue, Halewood, Knowsley, L26 0BR

PROPOSAL: CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED
CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM

Site description

The application is a two-storey, detached dwellinghouse set within a rectangular plot fronting on to Troughton Avenue. The dwelling is situated within the East of Halewood Sustainable Urban Extension site. The wider area is characterised by residential properties to the North and West and Green Belt to the East and South.

Proposal

Certificate of Lawful Development for the conversion of the existing integrated garage into a habitable room. The garage will not be extended in any direction, and the external changes would be limited to the replacement of the garage door with a window and brickwork. The converted garage would serve as a playroom.

Consultations

None required.

Representations

Not applicable.

Planning history

22/00466/REM:- Application for approval of reserved matters pursuant to hybrid planning permission 19/00521/HYB for the erection of 318 no. dwellings and associated works. Approval sought for layout, scale, appearance and landscaping.

Granted: 26/07/2026

19/00521/HYB:- Hybrid planning application for the erection of up to 730 dwellings comprising

Plot 1 – Full planning application for the re-grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 – Full planning application for the re-grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and outline planning application for up to 386 dwellings (access to be considered).

Granted: 11.02.2021

Relevant policy

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse

Development not permitted by Class A if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)

No – therefore acceptable

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

No – the garage would not be extended in any direction - therefore acceptable

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

No – the height of the dwellinghouse would not be changed - therefore acceptable

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

No – the height of the dwellinghouse would not be changed - therefore acceptable

(e) The enlarged part of the dwellinghouse would extend beyond a wall which—

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

No – no part of the dwellinghouse would be extended - therefore acceptable

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

- (ii) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 meters in height

No – no part of the dwellinghouse would be enlarged or extended – therefore acceptable

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height;

No – no part of the dwellinghouse would be enlarged or extended – therefore acceptable

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

No – no part of the dwellinghouse would be enlarged or extended – therefore acceptable

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

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Regeneration and Economic Development Directorate.
Delegated Planning Report

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse;

No – therefore acceptable

- (k) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
- or
- (iv) an alteration to any part of the roof of the dwellinghouse

No – therefore acceptable

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The window and brickwork proposed to the front elevation would match the existing brickwork and windows of the main dwelling.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

No upper floor windows are proposed.

- (c) Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse

The garage would not be extended in any direction therefore no part of the dwellinghouse would be enlarged.

Other considerations

Coal Low Risk Area – see informative.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
04/05/2026	LH-12TA-LP		Existing and Proposed Site Plan
10/03/2026	LH-12TA-001		Existing and Proposed Elevations and Floor Plans.

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 18/06/2026

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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