

<u>APPLICATION NO:</u>	24/00631/CLU	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	4 Gatehouse Way, Halewood, Knowsley		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING) FOR CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application relates to a two-storey detached dwelling within a cul-de-sac at no.4 Gatehouse Way. The application dwelling itself was originally approved as part of a larger scheme for the erection of 196no. dwellings within Plot 3 in 2021 under the hybrid application ref: 19/00521/HYB. The application site is located within a Sustainable Urban Extension, as defined by Policy SUE1, SUE2 and SUE2b of the Knowsley Local Plan: Core Strategy (January 2016).

Proposal

The application seeks a Certificate of Lawfulness for the existing conversion of the integral garage to a habitable room. The garage door has been replaced with a matching uPVC window and matching infill brickwork.

Consultations

Halewood Town Council - No Comments Received.

Representations

No representations have been received.

Planning History

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, 11.05.2021.

Assessment

The application site does not lie within an area covered by an Article 4 Direction, nor is there any previous planning history or conditions that has removed permitted development rights to convert the garage.

Under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the garage conversion is to be considered against the criteria under Class A, Part 1 of Schedule 2 which provides permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse.

It is considered that the garage conversion would be permitted development as it complies with all the criteria set out under Paragraph A.1 of Class A.

The materials used for the replacement of the garage door with a window and the brick infill will also meet Condition a) under Paragraph A.3, as the materials matches those used in the construction of the exterior of the existing dwellinghouse.

Therefore, the garage conversion is considered lawful for planning purposes under Section 191 of the Town and Country Planning Act 1990 (as amended) and thus would not require planning permission and a Certificate of Lawfulness can be granted.

Recommendation

Grant the Certificate of Lawfulness.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/11/2024	GDS 4452	Rev. A	Garage Conversion at 4 Gatehouse Way, Halewood, L26 0BL * Retrospective Application * Sheet 1 Of 1

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **15 January 2025**

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

Appendix 1 – Site Photographs