

<u>APPLICATION NO:</u>	26/00259/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	32 Balmoral Way, Huyton, Knowsley, L34 1QB		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application site comprises a two-storey four-bed detached dwelling located on the cul-de-sac of Balmoral Way, Huyton. The dwelling is characterised by brick to all elevations with a 'mock Tudor style' white render and timber-design cladding to the front elevation at first-floor level and also has a gable tiled roof. The dwelling currently benefits from a garage to the side which is served by a gable tiled roof which has a small dormer window within the front roof-plane. There is a large, slightly curved driveway to the front of the dwelling.

The immediate surrounding area is characterised by similarly designed two-storey detached dwellings.

Proposal

Planning permission is sought for the conversion of the existing garage to form a habitable room, which would serve as a new office and storeroom.

The footprint of the garage would not be extended in any way. The existing garage door would be replaced with brickwork and a new window to match the existing dwellinghouse.

The proposed conversion would continue to be served by the existing pitched roof above the garage.

The garage conversion requires planning permission as Condition 6 (00/00041/FUL) states that the garages shall not be converted into living accommodation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations were received as a result of the publicity given to the application.

Planning History

99/00047/APP	ERECTION OF 83NO. DWELLINGS COMPRISING 61NO. DETACHED AND 22NO. SEMI-DETACHED HOUSES TOGETHER WITH ASSOCIATED GARAGES AND
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FORMATION OF NEW ACCESS

GRANTED (01 SEPTEMBER 1999)

00/00041/FUL

ERECTION OF 69NO. DETACHED DWELINGS TOGETHER WITH ASSOCIATED GARAGES AND CONSTRUCTION OF NEW VEHICULAR ACCESS (AMENDED SITE LAYOUT TO PLANNING PERMISSION 99/00047/APP)

GRANTED (28 APRIL 2000)

Permitted Development Rights for the conversion off the garage have been removed under Condition 6 of the Full Planning Permission for the site:

Condition 6: The integral / attached garages hereby permitted shall be retained as such at all times and shall not be converted to living accommodation.

Reason: To ensure that adequate off-street parking facilities are provided in the interests of highway safety and amenity.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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

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 that may have been 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

RESIDENTIAL AMENITY AND DESIGN

The footprint of the existing garage would not be extended in any way.

The proposed garage conversion would have no impact on the amenity of 33 Balmoral Way, 31 Balmoral Way and 30 Balmoral Way.

The conversion would be finished in brick to match the existing dwellinghouse and would be built up to a height which would mirror that of the existing ground floor front elevation bay window. As the materials and design would match the existing dwelling, the conversion is considered to be acceptable in visual terms.

The window to be installed within the front elevation raises no overlooking concerns, as it would not provide any additional views not already available from the front of the dwelling.

In summary, the garage conversion is considered to be acceptable in terms of any impacts on the residential and visual amenity of the host property and the surrounding area and complies with Core Strategy Policy CS19 and Replacement UDP Policy H8 and guidance provided by the Householder Development SPD.

HIGHWAYS

The dwellinghouse would remain as a four-bed dwelling. At present, the application site benefits from an integral garage and parking for 3 vehicles on the driveway.

The Householder Development SPD advises that garages will normally count as contributing towards the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. The minimum internal dimensions of a garage to contribute towards car parking provision are 5.5m x 2.75m.

The SPD also outlines that the parking provision for a four-bedroom property should provide 3 spaces within the curtilage and that car spaces provided on front driveways should have dimensions of 5.0m x 3.0m.

Condition 6 attached to planning application 00/00041/FUL states 'the integral / attached garages hereby permitted shall be retained as such at all times and shall not be converted to living accommodation'.

The existing garage currently has a length of 5.0m and a width of 2.8m. It is noted by

the LPA that the planning permission for the original dwelling was approved over 26 years ago and the dimensions of the garage would have most likely been acceptable at the time, otherwise the Permitted Development Rights would not have been removed for the site. Based on the current guidance of the Householder Development SPD, the garage would not be considered to be a parking space.

The application site currently benefits from a large, slightly curved driveway to the front, with a total length of somewhat 10.4m and a width of 5.4m. Whilst the width of the driveway would fall short of the SPD's guidance for two parking spaces alongside each other (5.7m) by 0.3m, recent Google Earth imagery from March 2024 indicates that the driveway can accommodate two vehicles parked side by side. Additionally, as the length of the driveway is somewhat 10.4m, the driveway can accommodate a further vehicle behind the two that would already be parked (as shown by Google Earth imagery from March 2018).

As such, as the driveway provides off-street parking for three vehicles which complies with the SPD's guidance, it is considered that the proposal would not impact the highway safety and is considered to be acceptable.

COAL CONSULTATION ZONE (LOW RISK)

The application site is located within a Low-Risk Coal Consultation Zone. As such, the Coal Authorities Standing Advice will be included within the decision notice of this application.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order 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 garage conversion hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy

H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (NPPF).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.06.2026	-	-	LOCATION PLAN
18.06.2026	002	-	PROPOSED PLANS

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Jo Sheridan**

Date: **05/08/2026**

Informatives

1. 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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