

APPLICATION NO: 26/00108/FUL

CASE OFFICER: Kate Pickles

WARD: Prescott North

PARISH: Prescott Town Council

LOCATION: 20 Rod Mill Grove, Prescott, Knowsley, L34 1AB

PROPOSAL: CONVERSION OF GARAGE TO FORM HABITABLE ROOM

Site description

The application property is a two-storey, detached dwellinghouse set within a rectangular plot fronting on to Rod Mill Grove. The dwelling is situated in a residential development within the South Prescott Action Area in the Local Plan Policies Map. The dwelling features an integrated garage and a paved double driveway to the front elevation.

Proposal

The application seeks permission or the conversion of the existing integrated garage into a habitable room; the footprint of the garage will not be extended in any direction. External changes proposed include the replacement of the garage door with one window and surrounding brickwork.

Consultations

Environmental Health:- No objections subject to condition attached.

Representations

This application was publicised via letters sent to 7 neighbours. No representations have been received as a result of this publicity.

Planning history

17/00521/REM:- Reserved matters application for 119No. dwellings in respect of planning permission 15/00022/OUT (Parcel E) - Approval sought for appearance, landscaping, layout, scale and access.

The application 17/00521/REM was granted permission subject to conditions. Condition 5 stated "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.

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

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 CS7 – Transport Networks

Policy CS19 – Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 – Primary Residential Areas

Policy H8 – Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

Ensuring a Choice of Travel 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

Design and Residential Amenity

Policy H5 states that *development within Primarily Residential Area will be permitted provided that they do not have an unacceptable impact on the amenity of neighbours by way of noise, disturbance, overlooking or visual intrusion and do not adversely affect the character of the area*. The proposal complies with this policy as the footprint of the garage would not be extended in any direction meaning the potential for adverse visual intrusion is minimised and the proposed conversion will not appear unduly dominant.

The proposed conversion also complies with the Householder Development SPD which states that *the style, design, materials and scale of front extensions and porches should respect the character of the surrounding area*. The proposed window to the front elevation will use White UPVC and will match the style of the existing windows. The surrounding brickwork will also match the existing brickwork of the main dwelling in colour, bond and mortar. The garage conversion would be visible from the street scene of Rod Mill Grove and given the location within a residential housing estate and the use of matching materials the proposal is in keeping with the character of the area and is therefore considered acceptable in terms of design.

The proposed window to the front elevation does not give rise to any privacy concerns via overlooking. This is due to the ground floor positioning, and no additional viewpoints being created beyond those already available from the front elevation of the main dwelling. An interface distance of 20m will be retained between the proposed window to the front elevation and the adjacent neighbouring property. This is considered sufficient and would not result in an unacceptable loss of privacy through overlooking or the perception of overlooking.

Highways

The property is a 4 bed house and the SPD requires parking provision for three vehicles for a 4 bedroom property. The application site currently has parking provision for two cars on the driveway fronting the property in addition to the garage space.

The proposed conversion of the garage will result in the loss of this garage space, however, it is considered that the two remaining spaces are sufficient to adequately serve the property and meet likely demand without detriment to highway safety nor

residential amenity and would accord with Aced Policy H5 and H8. As such, the proposal is considered acceptable from a highway safety perspective.

Conclusion

The proposal complies with the relevant policy and is considered acceptable in terms of design, impact on residential amenity and highway safety and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following condition(s)

- 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 in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) No excavation works are to take place without prior communication with the LPA.

Reason: In the interest of safety and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
---------------	-------------	----------	------------------------

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

13/03/2026	A3/01	B	Existing and Proposed Floor Plans and Elevations and Location Plan
------------	-------	---	--

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 12/05/2026

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

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