

<u>APPLICATION NO:</u>	25/00128/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	143 Kemble Street, Prescot, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF EXISTING ATTIC TO FORM 2NO. RESIDENTIAL APARTMENTS - REVISED SCHEME TO INCLUDE THE INSTALLATION OF 4NO. DORMERS TO EAST (WARRINGTON ROAD) ELEVATION AND 1NO. DORMER TO WEST ELEVATION.		

Site Description

The application site comprises a two storey building at the no-through way end of Kemble Street and also fronting Warrington Road where it is back of pavement. Adjacent the site is the roundabout that links the east of Prescot through to Whiston and the Prescot retail park where the Tesco superstore is located. There is a yard area to the side of the building accessed from Kemble Street.

Proposal

The proposal is to convert the roof space of the building into two self-contained flats. It is proposed to install dormers to the Warrington Road side of the roof to provide a dormer to the bedroom and living area of each flat. It is also proposed to install a dormer to the Kemble Road side of the roof to give light and view to the landing area at the entrance of each flat. The proposed dormers would be flat roofed. Bicycle storage/parking for up to 11 cycles would be provided within the communal yard area, which would also provide parking for motorcycles.

Consultations

Highway Authority – No objections, request condition for cycle and motorcycle parking details to be agreed and installed, and that no promotional or marketing material of the flats references parking in the Kemble Street turning head.

Prescot Town Council - No comments received.

Representations

This application has been publicised by letters sent to 33 neighbours. It has also been advertised by Site Notice. No representations have been received.

Relevant Planning History

01/00494/COU - CHANGE OF USE OF FORMER CYCLE SHOP AND DWELLING AND ERECTION OF TWO STOREY EXTENSION TO SIDE AND REAR TO FORM 6NO. FLATS, CONSTRUCTION OF DRIVEWAY AND PARKING AREA AND NEW RETAINING WALL. Granted: 11.01.2002.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H7 - Provision. of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOS)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The proposal is for the provision of two self-contained flats within the roof space of an existing two storey building comprising flats, witing a primarily residential area. As such the proposal is acceptable in principle.

Design and Visual Amenity Considerations

The proposal has minimal external design considerations; the design considerations

are the installation of four dormers to the Warrington Road side of the roof, the installation of a dormer to the Kemble Street side of the roof and the installation of a window in the roof space of the north gable of the building (there are currently two windows in this gable, one at each floor level). The dormers facing Warrington Road are rhythmically spaced whilst the one on the Kemble Street side is centred, giving a cohesion of appearance on both side. Whilst the dormers would be flat roofed, they would not detract from the appearance of the building and are considered acceptable.

The proposal would be acceptable in the street scene and would not be detrimental to the visual amenity of the locality.

The application complies with Policies CS2 and CS19 of the Core Strategy and with Saved Policy H5 of the UDP.

Highways Considerations

Two additional one-bedroom flats would generate minimal traffic and the cumulative impact at this scale is low. No changes to internal layout or servicing arrangements would occur and the bin storage would remain as existing. Whilst there would be no car parking provided on site this is deemed acceptable given the closeness to the town-centre and public transport links (the train station is within walking distance and bus routes are accessible on Warrington Road or from the walkable town centre).

Cycle and motorcycle parking are indicated on the site plan although no details are given, sustainable transport options would therefore be provided although details of the cycle and motorcycle parking should be conditioned to ensure that cycles can be secured and would be under cover. The Council's Highways Engineer has no objections to the application.

The proposal complies with Policies CS2, CS7 and CS19 of the Core Strategy and Saved Policies H5 and H7 of the UDP.

Residential Amenity Considerations

The provision of two flats within the roof space of a building containing existing flats would not raise residential amenity issues, and no privacy or overlooking issues are raised.

The proposal would create two self-contained flats within the roof space of the existing building. The units would have gross internal floor areas of just over 37m² and just over 38m², which meets minimum standard for one-bedroomed dwellings set out in the National Designated Space Standards (NDSS). The combined kitchen/living/dining areas would be approximately 18.7m² and 19.4m², exceeding the minimum living space standards and providing adequate space for daily life. The bedrooms are around 9.5m² which falls below NDS guidelines for a double bedroom, 11.5m², although exceed single bedroom minimum of 7.5m². The units can therefore be assessed as one-bedroom flats of a compact nature, suitable for occupation and liveable. The dormers allow outside views and provide headroom and light.

Each flat would have its own bathroom, and functional living space. Policy CS17 encourages residential development to comply with Building for Life criteria. The proposal does this as the flats would respect the existing building with the spacing of the dormers and the scale being appropriate contextually. The living areas are functional of an acceptable size. Whilst the bedrooms are compact this is offset by

the living areas and by the dormers. It is considered that taken as a whole the proposal would be consistent with Policy CS17, Building for Life and NDSS. The proposal therefore would provide compact but acceptable self-contained accommodation. However in order to ensure such living space was maintained in the interests of the residential amenities of occupants it is considered that a condition requiring the flats to be one-bedroomed only with no sub-dividing to provide an additional bedroom.

Conclusion

The proposal would provide satisfactory residential accommodation is a sustainable location for public transport, and lack of car parking is therefore acceptable taking account the location. The external appearance with the installation of the dormers would be acceptable and would not be detrimental to visual amenity. The proposal as amended complies with national and local planning policies and is recommended for approval.

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 dormers 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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) The flats hereby permitted shall each comprise no more than one bedroom and shall not be subdivided or altered to create additional bedrooms unless a separate planning permission has expressly been granted for such.

Reason: To ensure that the dwellings provide an adequate standard of accommodation appropriate to their size and layout, and to prevent the creation of additional bedrooms that could result in sub-standard living conditions and to comply with Policies CS2, CS117 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) Prior to the first occupation of either flat hereby permitted details of secure, covered cycle storage for eleven cycles and secure, anchored motorcycle

parking for motorcycles, have been submitted and approved in writing by the Local Planning Authority. The approved facilities shall be implemented in full prior to first occupation of either flat and shall be retained at all times for the lifetime of the development.

Reason: To ensure the development promotes active travel modes and complies with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 6) No marketing or management material of the flats shall suggest or promote the use of the public highway turning area at the end of Kemble Street as space for resident or visitor parking.

Reason: To prevent obstruction of the highway, maintain safe turning movements for larger and emergency vehicles, avoid creating unsafe or unmanaged parking arrangements, to protect the operational function of the adopted highway and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/01/2026	PL_03	C	EXISTING & PROPOSED SITE PLANS; LOCATION PLAN
14/01/2026	PL_02	D	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 24/02/2026

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

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

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

