

APPLICATION NO: 25/00670/FUL

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH: N/A

LOCATION: 41 Hollybank Avenue, Roby, Knowsley, L14 7AG

PROPOSAL: CONVERSION OF EXISTING GARAGE INTO A HABITABLE ROOM.

Site description

The application property is a two-storey detached dwelling with an integrated garage, set within a rectangular plot fronting on to Hollybank Avenue. The property is situated in a Primarily Residential Area in the Local Plan Policies Map, and the wider area is characterised by detached and semi-detached housing.

Proposal

The proposal seeks to convert an integrated garage to the front elevation into a habitable room. the footprint of the garage would not be extended in any way. The converted habitable room would be served by a window to the front elevation

Consultations

Environmental health:- No objections, subject to conditions attached.

Representations

This application was publicised via letters to 6 neighbours. No representations were received as a result of the publicity given to the application.

Planning history

13/00617/REM – Reserved Matters application (phase 2) for the erection of 6 No. dwellings (substitution of house types to plot 202, 215, 228, 229, 249 & 283) and associated changes to the layout of the garage to plot 229. Revisions to the rear gardens boundaries to 12 plots. Appearance, layout and scale to be considered. Permission granted 18/12/2023.

The application 13/00617/REM was granted permission subject to conditions. Condition 3 stated ‘Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification):-

- (i) No gates, walls or fences shall be erected forward of the front wall of the dwellings; and,
- (ii) No dormer windows shall be added to the dwellings

Other than those expressly authorised by this permission, unless, planning permission for such development has been granted by the Local Planning Authority.'

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 *new development within Primarily Residential Areas 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 or street scene of the area.* The proposal is compliant with this policy as the footprint of the garage would not be extended in any direction and is therefore considered to have a minimal impact on the neighbouring properties by way of appearing unduly dominant.

The garage door would be removed and replaced with a window flush to the original front wall. The design and scale of the window would be in keeping with the character of the original dwelling and therefore acceptable.

Matching materials are proposed and the brickwork and detailing under the window would also match that of the main dwelling.

The application property is located on a former landfill site which was investigated and monitored under planning application 09/00556/OUT. As part of the planning permission, earthworks were undertaken and remediation measures were put in place to ensure that the site is suitable for residential use. Environmental Health have no objection subject to a condition requiring a validation statement and the use of water suppression. This condition has been included in the recommendation for approval.

In summary , the proposed garage conversion would be acceptable in terms of design and materials used and would be in keeping with the character of the area.

Highways

The Householder Development SPD states that for a garage to contribute to the car parking provision of a dwelling they should have minimal internal dimensions of 5.5m x 2.75m. The existing garage has the internal dimensions 5m x 2.6m and is therefore not considered to contribute to the number of car parking spaces. Therefore, removing the garage has no impact on in-curtilage parking availability. Also, no additional bedrooms would be created that would increase the off-street parking requirements therefore the two existing driveway spaces are considered sufficient.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal complies with the relevant Core Strategy, Replacement UDP policies and the guidance outlined in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That 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) Upon completion of the works, a validation statement must be submitted to the LPA. The statement shall demonstrate that works have been carried out in accordance with the agreed methodology detailed in the Foundation Design Document.

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

- 5) Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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

Schedule1

Date received	Drawing. No	Revision	Drawing/Document Title
15/12/2025	A100		SITE AND LOCATION PLANS
15/12/2025	A101		EXISTING PLANS & PROPOSED PLANS
23/02/2025			GARAGE SLAB DETAIL
20/03/2026			FOUNDATION DETAIL

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 25/03/2026

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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