

<u>APPLICATION NO:</u>	25/00444/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	39 Newhall Road, Prescot, Knowsley, L34 1AQ		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

Two-storey detached dwelling located on Newhall Road, Prescot. The dwelling is characterised by brick to all elevations, a gable tiled roof and white UPVC windows. It currently benefits from a single storey garage to the side / rear of the property.

There is off-street parking available to the side for 2no. vehicles.

Site Constraints

Former Waste Tipping Site

Proposal

Planning permission is sought to convert the existing garage to form a habitable room, which would serve as a new snug.

The footprint of the existing garage would not be extended in any way. The existing garage door would be replaced with facing brickwork and 1no. white UPVC window with stone cill to match the existing dwelling. New white UPVC French doors are proposed within the left-side elevation to replace the existing single door.

The proposed habitable room would continue to be served by the exiting gable roof.

Consultations

Environmental Health – No objections in principle.

The development hereby permitted shall be carried out in such a manner as to ensure that the existing gas protection measures installed under planning permission 15/00022/OUT are not compromised.

Highways – No objections.

Highways have reviewed the application for the conversion of the garage to form a habitable room. The proposal does not alter the use of the property in a way that would affect traffic generation, site access or parking provision.

Highways raise no objection; the development is not expected to have any adverse impact on highway safety or the operation of the local highway network.

Representations

This application has been publicised by letters sent to 7 neighbours. No comments or objections were received during the consultation period.

Planning History

15/00022/OUT Outline Application for mixed-use development comprising up to 750no. dwellings and up to 929 sq.m. of commercial / industrial buildings (Use Classes B1/B2/B8) – all matters reserved for future approval.

Granted (20.12.2016)

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 CS13 Principal Regeneration Area – South Prescott
Policy CS19 Design Quality and Accessibility in New Development

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

Policy H8 Extensions and Alterations to Residential Properties
Policy ENV5 Contaminated Land
Policy ENV6 Landfill Gas

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 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

Saved Policy H8 in the Replacement Unitary Development Plan (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling.
- b) The design and materials to be used would reflect those used on the original dwelling.
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings.
- d) The proposal would not create potential hazards to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

Principle of Development

The application site is identified as being allocated as 'South Prescott Action Area' in the Knowsley Local Plan: Core Strategy.

As the site is now characterised by a new-build housing estate, the garage conversion is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

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

The proposed 1no. window within the front elevation raises no overlooking privacy concerns, given its ground floor sitting and would not create any additional views not already available from the front of the dwelling.

The proposed French doors within the side elevation raise no overlooking privacy concerns, as they would replace the existing side access door. Additionally, the doors would be situated approximately 7.10m away from the shared boundary with No.37 Newhall Road. Therefore, the doors would not create any additional views not already available from the side of the dwelling.

Therefore, the garage conversion is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8.

Design

The garage conversion would be visible from the wider street scene of Newhall Road.

The conversion would be finished in a brickwork to match the existing dwelling. The proposed window would also have a stone cill which would match that of the wider property. As the materials would match that of existing, the proposal is considered to be acceptable in visual terms.

The 1no. window and double doors to be installed would be white UPVC. As the additional window and doors would match the materials and colours of the existing fenestrations found at the dwelling, the window is considered to be acceptable in this instance.

Overall, the proposed garage conversion is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8.

Highways

The Householder Development SPD advises that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum dimensions of 5.5m x 2.75m. It also outlines that the parking provision for a 4+ Bedroom Property should provide 3no. parking spaces within the curtilage of the dwelling.

Whilst the number of bedrooms has not been provided on the drawings submitted, after looking on google, it seems that the dwelling has 4no. bedrooms.

The existing garage currently has a length of 6.10m and a width of 3.0m. As such, the internal dimensions of the garage are considered to count towards the parking provision of the site. Therefore, the garage conversion would result in the loss of 1no. off-street parking space.

The application site currently benefits from a driveway to the side of the dwelling (in-front of the existing garage) which measures approximately 10.56m in length and 3.18m in width and has the off-street parking availability for 2no. vehicles.

Highways have reviewed the proposal and have stated that it does not alter the use of the property in a way that would affect traffic generation, site access or parking provision. No objection has been raised, as the development is not expected to have any adverse impact on highway safety or the operation of the local highway network.

Whilst the garage conversion would reduce the amount off-street parking spaces available at the property, there would still be 2no. parking spaces retained. Whilst this is less than the 3no. parking spaces required for a 4+ bedroom property; it is considered that a shortfall of 1no. parking space would not cause significant harm in relation to the highway safety and is considered to be acceptable.

Environmental Health

The dwellinghouse is located on a former waste tipping site. As such, Environmental Health have reviewed the information submitted.

The site was developed under planning reference 15/00022/OUT. Due to elevated

carbon dioxide, gas protection measures, commensurate with CS2/Amber 1 classification were required across the plot. A validation report was submitted to confirm the gas protection measures had been installed.

It is essential that the protection measures remain in place, particularly with the garage being made into a habitable room. During the conversion works, should it become apparent that the gas protection measures have been compromised then works should be stopped and the Local Planning Authority should be contacted before works re-commence.

Environmental Health have no objections to the proposal, and a condition will be placed on the granting of any planning permission to ensure that the existing gas protection measures installed under 15/00022/OUT are not compromised.

Conclusion

The proposal would be acceptable in terms of any impacts on the visual and residential amenity, highway safety and environmental health. 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 extension 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 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) The development hereby permitted shall be carried out in such a manner as to ensure that the existing gas protection measures installed under planning permission 15/00022/OUT are not compromised.

Reason: In the interests of safety and to comply with Policy ENV5 and ENV6 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 5) Prior to the first occupation of the converted room, a verification statement from a suitably qualified person shall be submitted to and approved in writing by the Local Planning Authority, confirming that the gas protection measures remain intact, effective and appropriate following the completion of works.

Reason: In the interests of safety and to comply with Policy ENV5 and ENV6 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.07.2025	-	-	Location Plan
28.07.2025	02014/SK/01	-	Existing and Proposed Plans & Elevations

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 19.09.25

Informatives

- 1) If during the conversion works it becomes evident that there are no gas protection measures, then please stop the works and contact the Local Planning Authority before works continue.
- 2) 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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Site Photographs

