



Sequential Test Assessment

To support planning application for proposed extension and reconfiguration of existing shop (Planning Use Class E(a) to create combined shop and restaurant (Planning Use Class E(a) and E(b)

At 18-20 Mackets Lane, Hunts Cross,
Liverpool, L25 0LQ

On Behalf of GEO-NEO UK Ltd Architectural Co.

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LANDOR Planning Consultants Ltd

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1.0 Introduction

- 1.1 This Sequential Test Assessment has been prepared by Landor Planning Consultants Ltd, acting on instructions from Geo-Neo Architectural Company (hereafter the Applicant).
- 1.2 It has been prepared on request of Knowsley Council in order to validate a planning application for extension and reconfiguration of an existing shop (Planning Use Class E(a)) to create a combined shop and restaurant (Planning Use Class E(a) and E(b)) at 18-20 Mackets Lane, Hunts Cross, Liverpool L25 0LQ.
- 1.2 This Sequential Test Assessment has had regard to architectural plans submitted with the application, a Design and Access Statement and the provisions and policies of the adopted development plan comprising the Knowsley Local Plan Core Strategy (2016) and the saved policies of the Knowsley Unitary Development Plan (2006). Reference has also been made to the National Planning Policy Framework (February 2024) which is a material consideration and the Town and Country Planning (Use Classes) Order 1987 (as amended). The latter is a Statutory Instrument. This assessment has also had regard to relevant planning history and a site visit.
- 1.3 Plans and documents submitted with the application include:
 - Existing Floor, Ground Floor Plan, Section, Elevation – Drawing No. W.25/17/01
 - Existing Rear and Yard Elevations – Drawing No. W.25/17/02
 - Existing Side Elevation - Drawing No. W.25/17/13
 - Proposed Ground Floor Plan - Drawing No. W.2517/03
 - Proposed First Floor Plan - Drawing No. W.2517/03
 - Proposed single part two storey rear extensions - Drawing No. W.2517/06
 - Proposed Rear Elevations - Drawing No. W.2517/07
 - Design and Access Statement

2.0 Site Location and Context

- 2.1 The application site is located on Mackets Lane in Hunts Cross, South Liverpool. It comprises a double unit within an established local shopping parade, set back from Mackets Lane by a service road and comprising 10 retail and commercial units in total.
- 2.2 This Local Shopping Centre provides a range of retail and commercial services that includes the application premises (18-20 Mackets Lane) a convenience shop with various parcel collection and delivery services and an external ATM Cash machine. Other businesses include a barber shop, a dessert parlour, tattoo parlour, food takeaways, betting shop, dental centre, and an off-licence.



Figure 1: 18-20 Mackets Lane, Premier (18 May 2026)

Relevant Planning History

- 2.3 A search of Knowsley Council's Public Access Planning Records indicates the following relevant Site Planning History:

Address	Reference	Description	Outcome	Date
18-20 Mackets Lane	19/00512/FUL	Retention of ATM to shop front elevation	Approved	08/10/2019
18-20 Mackets Lane	19/00513/FUL	Retention of internally illuminated ATM surround	Approved	08/10/2019
18- 20 Mackets Lane	19/00131/FUL	Change of use from hair/beauty salon to retail unit	Approved	20/06/2019

- 2.4 The subject premises have extant and lawful use as a retail shop granted under reference 19/000131/FUL on 20 June 2019.

3.0 Proposed Development

- 3.1 The proposed development is for the erection a single and part two storey, flat roof rear extension (), installation of mechanical plant at roof level, and other minor external alterations such as the installation of fire doors to the rear.
- 3.2 The proposed extension increases the ground floor area by 133m², and the resulting ground floor space is to be reconfigured. The front of the premises is to be retained as a retail shop with the rear of the building accommodating a seated restaurant accessed internally from the shop.
- 3.2 Both the shop and restaurant fall into Use Class E as defined by Town and Country Planning (Use Classes) Order 1987 (as amended). The reconfiguration and ongoing use of the premises will thus remain in Use Class E as now. Therefore, the application does not result in any material change of use.

4.0 Planning Policy Framework

- 4.1 Planning law dictates that applications for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. Meanwhile, Supplementary Planning Documents (SPDs) are capable of being a material consideration in planning decisions but are not part of the development plan.
- 4.2 The development plan for the area comprises the Knowsley Local Plan Core Strategy (2016) and the saved policies of the Knowsley Unitary Development Plan (2006)
- 4.3 The following policies relating to the LPA's request for a sequential assessment are considered relevant:

Knowsley Local Plan Core Strategy

CS4 – Economy and Employment

CS6 - Town Centres and Retail Strategy

Saved policies - Knowsley Replacement Unitary Development Plan

S7 – Local Centres and Parades

- 4.4 Policy CS6 – Town Centres and Retail Strategy define the hierarchy of centres in Knowsley as comprising Town Centres, District Centres and Local Centres. Appendix B of the Knowsley Local Plan Core Strategy identifies Mackets lane as a Medium Local Centre. Policy CS4 (5) identifies that first preference for new retail and other main town centre uses is in existing town, district and local centres. Mackets Lane is therefore a first preference/priority location as defined by the adopted Knowsley Local Plan Core Strategy for new retail and other main town centre uses.
- 4.5 Saved UDP Policy S7 - Local Centre and Parades identifies that Mackets Lane is a Local Shopping Parade. At the time of adoption of the UDP it is described as comprising 11 units. Policy S7 is a permissive policy that identifies that planning permission will be granted for Use Classes A1, A2, A3, A4, A5, B1, C3, D1 and other miscellaneous town centre uses. The proposed use of the premises falls under Class A1 (retail) and A3 (restaurant) as then defined by the Town and Country Planning (Use Classes) Order 1987.
- 4.6 The current Use Classes were updated on 1 September 2020. Under the terms of the revisions to the Town and Country Planning (Use Classes) Order 1987 (as amended), various planning use classes including those referred to in UDP Policy S7 were revoked. Instead, a new planning Use Class E: Commercial, Business and Service was introduced. In Schedule 2 of the amended Order, Class E covers a wide range of uses previously defined in the revoked Classes as A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e) in eleven parts as follows:
- **E(a)** Display or retail sale of goods, other than hot food
 - **E(b)** Sale of food and drink for consumption (mostly) on the premises
 - **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
 - **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
 - **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
 - **E(f)** Creche, day nursery or day centre (not including a residential use)
 - **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes.
- 4.7 Policies CS4 and S7 encourage main town centre uses in location such as Mackets Lane. These are broadly covered by Class E and also include takeaways, public houses and residential uses covered by other classes.

5.0 The Assessment

- 5.1 The starting point for this assessment is the lawful use of the site. Appendix 1 provides details of the planning history of the site.
- 5.2 The application site has planning permission for use of the premises as retail units with post office granted under reference 19/00131/FUL on 12 June 2019. The decision notice refers to Class A1, a Use Class now revoked following revisions to the Town and Country Planning (Use Classes) Order 1987 (as amended). The lawful use of the site and premises is Class E.
- 5.3 The permission granted under reference 19/00131/FUL has been implemented confirmed by subsequent retrospective consents for permission for an ATM cash machine and advertisement consent granted under reference 19/00512/FUL and 19/00513/ADV on 10 October 2019. It is also confirmed by a photograph of the premises taken on 18 May 2026 in Figure 1.
- 5.4 The permission granted for Class E use applies to the whole of the site as defined by the Location Plan red edge boundary submitted with 19/00131/FUL. This is reproduced in Figure 2 overleaf.



Figure 2: Location Plan submitted with 19/00131/FUL confirming that Class E use applies to the whole of the site

- 5.5 Article 3 (1A) of the Town and Country Planning (Use Classes) Order 1987 (as amended), sets out that:

“Subject to the provisions of this Order, where a building or other land is situated in England, and is used for a purpose specified in B or C of Schedule 1, or Schedule 2 The use of that building or that other land, or if specified, the use of part of the building or the other land (“part use”), for any other purpose of the same class is not taken to involve development of the land”.

- 5.6 Both existing (retail) and proposed uses (retail and restaurant combined) are classified as within Class E, and no material change of use arises that requires planning permission and therefore the proposal is lawful. Moreover, no Sequential Assessment is required as the site location is within an identified Centre in accordance with saved UDP Policy S7 and Local Plan Core Strategy CS6.

6.0 Conclusion

- 6.1 The continued use of the premises in Class E(a) and proposed Use Class E(b) is thus fully compliant with policy and is one of the preferred locations within the designated shopping hierarchy for retail and main town centre uses as defined by Local Plan Core Strategy Policy CS6.
- 6.2 The reconfiguration of the ground floor to create a combined shop and restaurant fall outside the scope of planning control because commercial functions fall within the same Use Class E and therefore does not constitute development.
- 6.3 The proposed single and part second storey extension is to be constructed within the site that already has the benefit of Class E consent. The proposed extension is small scale and will provide additional floorspace totalling 133m². The scale of development can be accommodated in site planning terms and is appropriate to context.
- 6.4 Mackets Lane is defined as a Local Centre in the adopted development plan and is identified in Policy CS4 and CS6 as first preference for new retail and main town centre uses. The part use of the premises as a restaurant is fully compliant with policy.
- 6.5 It therefore follows that a sequential assessment is not required as the proposed extension is located within a recognised retail centre which is regarded as first priority for main town centre uses.