

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00362/COU

APPLICANT: Mr Kevin Morris

WARD AFFECTED: Prescott North

DEVELOPMENT: CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO REKI TREATMENT STUDIO (USE CLASS E)

LOCATION OF SITE: 40 Kemble Street, Prescott, 34 5SQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Prescot Town Centre
Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas
S2 - Diversification of Uses within existing Centres

ARTICLE 35

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.

PLANNING HISTORY

A recent application at 40 - 42 Kemble Street was allowed, for front alterations to create an additional dwelling (20/00475/FUL – approved 19/11/20). Previous applications have also been approved at the site.

TECHNICAL CONSULTATIONS:

Environmental Health - No objection. Noise complaints could be dealt with under the Environmental Protection Act should one arise.
Highway Authority - No objection subject to a condition to require cycle parking.

NEIGHBOUR NOTIFICATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

This application has been publicised by letters sent to 18 neighbours. 1 representation in support of the application has been received, consisting of the following main points:

- As a business situated underneath the property in question, we are very happy for the above residential flat to be converted to a reiki treatment room. We believe it would be a great asset to Knowsley. We, Omega Care Group Ltd, are happy for this planning to be accepted.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the change of use from residential dwelling (Use Class C3) to Reiki Treatment Studio (Use Class E).

POLICY CONSIDERATIONS

The application site is situated on the edge of Prescott Town Centre and a Primarily Residential Area where housing development is acceptable in principle. Other uses are acceptable provided that they are appropriate for a residential area. The application would be for a Class E use, whilst it would be slightly outside of the town centre, it is considered that requiring a sequential assessment would not be necessary or proportionate due to the small scale of the proposal and its close Proximity to Prescott Town Centre which mean that it would be unlikely to undermine the Town Centre or divert footfall.

The application complies with policies CS2, CS6, CS7, CS19 of the Knowsley Core strategy and policies H5, and S2 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

No changes would be made to the external appearance of the building. The application causes no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposed changes are internal only so would not impact on the living conditions of neighbours in relation to outlook or privacy.

In relation to potential noise impacts, the council's Environmental Health department originally suggested a condition that any noise from the premises should be inaudible to neighbours. However, such a condition would have imprecise, unenforceable and difficult to measure, as what may be audible to one person may not be audible to another. However, Environmental Health have stated that any noise issues could be adequately controlled through the Environmental Protection Act. Therefore, a condition would not be necessary.

In order to reduce the impact on neighbours, instead an opening hours condition will be imposed to ensure that the premises is not open outside the hours of 08:00 – 20:00. This would ensure that neighbours are protected from noise during the late evening and early morning. In addition, a condition will be imposed to restrict the use to a reiki studio to prevent an inappropriate use in the future that may harm residential amenity.

Overall, the development will not harm the amenity of neighbouring properties.

HIGHWAYS

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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It is considered that the proposal would not cause harm to highway safety. This is supported by the views of the council's highways department have no objection to the development subject to a condition to require details of cycle parking. Overall, the application complies with core Strategy Policy CS6.

CONCLUSION

The proposal is acceptable in design and would not cause harm in relation to the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 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) Opening Hours

The proposed use shall not be operational outside the hours of 08:00 – 20:00.

Reason: To protect the living conditions on neighbours in accordance with policy CS19.

- 4) Use Restriction

The site shall be used as a Reki Treatment Studio and for no other purpose.

Reason: To protect the living conditions on neighbours in accordance with policy CS19.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/04/2021	002	-	Proposed First Floor Plan
27/04/2021	003	-	Proposed Second Floor Plan
27/04/2021	004	-	Site Location Plan
27/04/2021	001	-	Existing Plans and Elevations

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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Andrew Hunt

06 July 2021

Alan Kilroe
6 July 2021

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