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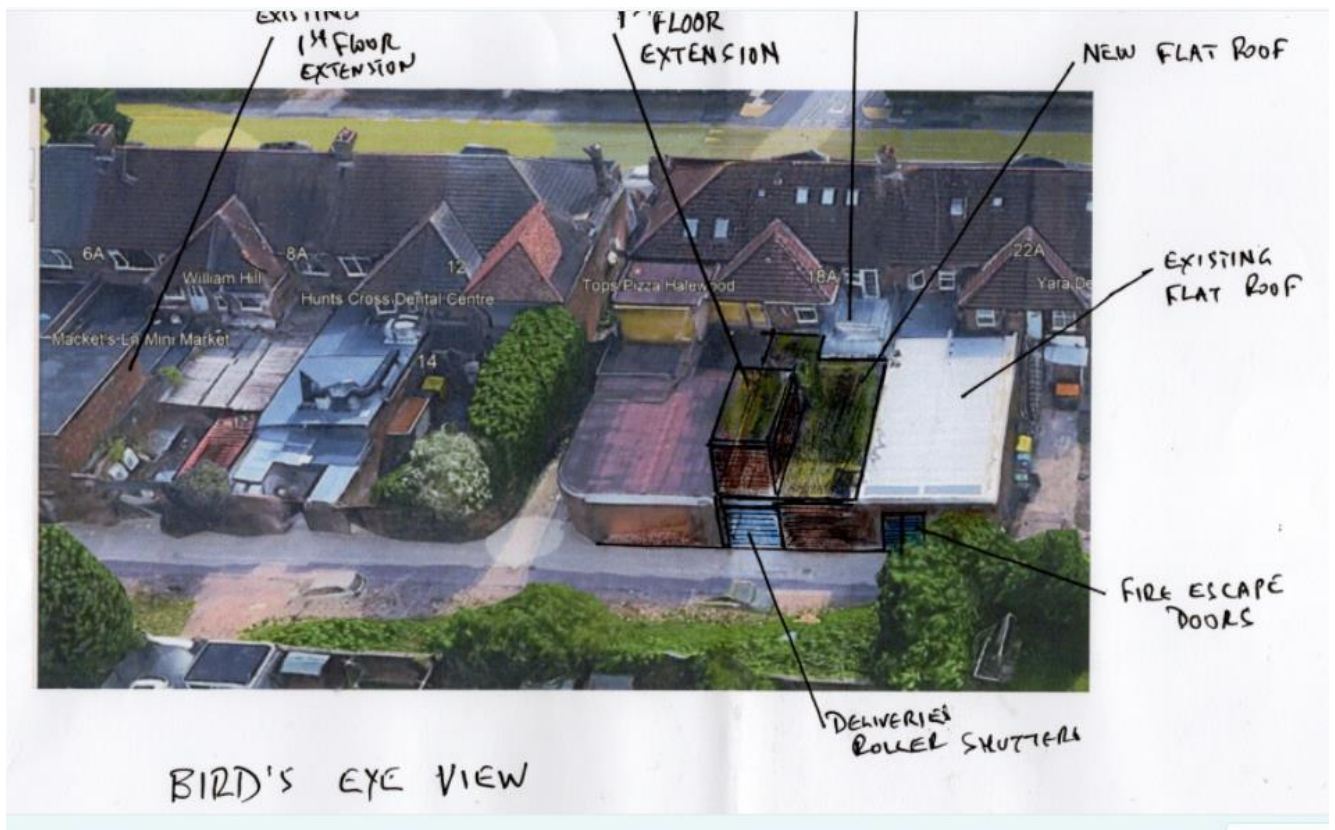
DESIGN & ACCESS STATEMENT

For

Part Single part Two storey extensions, Convert part of retail Mini-Market-class Ea to Diner/Restaurant-class E(b) & installation of a ducting

At

18-20 Mackets Lane Liverpool L25 0LQ



By

Application is prepared by

GEO-NEO Architectural

October 2025 & JULY 2026

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1. INTRODUCTION

- 1.1 This Planning Design and Access statement has been prepared in support of the Planning Application for a part single storey part two-storey rear extensions and Change of Use of rear of shop into a diner/restaurant, and the installation of an Extraction ducting terminating above the eaves of the first-floor roof at the far end of the site.
- 1.3 This Statement sets out the justification for the rear side extensions, firstly by reviewing the site and its surroundings in terms of the relevant physical, social, economic and planning context as well as summarising the relevant planning history.
- 1.4 It will then deal with the implications of the proposed ventilation equipment in terms of design and amenity. The statement will also demonstrate how the proposal complies with both National and Local Planning policies.
- 1.5 This statement should be read in conjunction with the full planning application, including the plans prepared by GEO-NEO Architectural.

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2. SITE DESCRIPTION

2.1 The application property is situated within an area designated as a Medium Local Centre (outlined in the Town Centre Uses SPD under Retail Centre classifications).

2.2 The application site is situated in a retail parade off Mackets Lane which consists of two clusters of six units each with living accommodation on the first floor and which are serviced via a slip- road off Mackets Lane.
There are no houses facing the retail parade on Mackets Lane.

2.3 Mackets Lane is situated in a residential area of Hunts Cross and Halewood and connects them with Gateacre and other neighbouring districts.

2.4 The application site comprises of ground floor mini market occupying the two units with stock storage at the rear of no 20 which enjoys a full length single storey extension.
The first floor flats are independent of the ground floor business and have their own separate accesses.

2.5 There is a rear alley way which serves all the units and from where the deliveries and refuse collection are and will be done.

2.6 The ground floor is being operating from 7am-10pm as a mini market by the name of AM 2 PM Premier and the accommodation upstairs belongs to the same landlord.

2.7 There is free parking on both sides of the by lane which is at the front of the units.

2.8 The grounds of the site are overall appr.354 square metres with the ground floor occupying
The retail part of the ground floor is situated at the front of the units. The existing rear extension although benefits from Planning Consent to be used as a Post Office, is being used as storage.

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3. THE PROPOSALS

3.1 This application is to incorporate within the existing Mini- market and a Diner/Restaurant, which will have a multi-stall kitchen-5 different stations Grill station, Stir-fry station, Fryer station, Pizza station, Asian food station for all tastes and preferences.

In these challenging times where businesses are closing down or are struggling to survive, small businesses need to adapt quickly to new trends, innovative ideas, and customer preferences, or go bankrupt.

Following what supermarkets are doing, this mini market wants to provide similar service with a difference; a multi-station kitchen where different types of food can be ordered and consumed on the premises, by the locals and existing customers.

Station 1-Grill & Broiler station: grilled steaks, chicken, burgers

Station 2: Pasta Alfredo, , stir-fries, sauces, curries, vegetables etc

Station 3: Fryer station: French fries, fried chicken, fish, appetizers, final plating

Station 4: Pizza & Chopped vegetables, marinated proteins, Ceasar salad, Sandwiches, etc

Station 5: Thai and Asian food.

THIS IS AN INDICATION OF WHAT THE DINER/RESTAURANT WILL OFFER.
THE VARIETY OF THE MEALS ON EACH STATION WILL DIFFER.

3.2 This incorporation falls within permitted development, as it is the same category as the Mini market-category Class E (Commercial, Business and Service).

3.3. In order to provide the facilities for such expansion, the rear yard of the property and at the rear of number 18 Mackets Lane a part single and part two storey extension is proposed.

3.4 The single storey is appr 56m² and the two storey part 31m² apr. and both will have flat roofs.

3.5 These extensions are needed to provide storage space for the mini market as well as storage and preparation areas for the proposed Diner.

3.6 The two-storey part is positioned at the far end of the yard and will be more than 8m away from the first rear wall of the property.

3.7 This will be 5.85m high, which is lower than the eaves of the rear wall of the main building which is 6m. at the available ordering points inside the mini-market as shown on proposed plan, or at the cash register on the service counter and a ticket with the number of their meal will be issued.

3.8. As is the case with Supermarkets and Restaurants, home delivery service is a must, For this, both businesses, ie Mini-market and Diner will incorporate home delivery services which will be done by electric bicycles as shown on the Ground floor proposed plan.

3.9 The percentage of home delivery is expected to be 5-10% of the total takings with the scope to try to increase it as all restaurants and supermarkets do.

3.10 The Diner Restaurant will operate like all Diners Restaurants do these days: Customers will order and pay for their meals either from the 'order & pay stations inside the mini-market, or at the cash registry counter and will receive a ticket with their order number. When their food is ready they will collect it from the appropriate kitchen station and consume it on the tables provided.

3.11 Because the Diner will operate shorter hours than the mini-market Roller Shutters will seal the Kitchen stations section from the rest of the business.

Extraction System and Ducting

3.7 Conopy hoods will be positioned above all cooking equipment with a ducting running on the flat roofs into the two storey extension and terminating one meter above the eaves.

3.8 A 750mm pediment wall will be erected at the rear and side of the flat room in order to obscure the ducting from the houses at the rear of the property.

3.9 the visible ducting above the roofs will be painted black to be similar in colour to the flat roofs colour.

4. PLANNING POLICY

4.1 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.

4.2 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 upto-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.

4.3 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.

4.4 The application site is designated as a Medium Local Centre (Mackets Lane) in the adopted Development Plan. The unit is situated within the established shopping parade which provides an array of uses. Subsequently, the change of use from Mini-Market storage into Diner is acceptable in principle subject to accordance with the relevant Development Plan policies listed below.

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

CS26 - Waste Management

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5. APPEARANCE/IMPACT

5.1 The Single -storey rear extension will not be visible from the houses at the rear of the property and is in line with all other single storey rear extensions of the parade.

5.2 The Two- storey rear extension is smaller than the one at the rear of the betting shop at the other end of this parade and will be 8.45m away from the first floor window which is the window of the bathroom.

5.3 The landlord of the flats upstairs who owns the ground floor Mini-market and yards as well has no objection to the proposals.

5.3 The width of the first floor extension is the width of the upstairs rear bathroom so it does not interfere with the kitchen and balcony which are the other rear rooms of the flat at number 16 Mackets Lane.

5.4 The first floor extension will not have any windows to overlook any other properties.

5.4 The materials used for the first floor rear extension are facing bricks same with what exists in the area.

5.5. Given the designation as a Medium Local Centre and that the shopping parade provides a mixture of commercial and residential uses, the associated extraction equipment would not be deemed to adversely impact the character of the area.

5.6 The proposed system would largely be concealed as it would be situated within the public footpath, which would not be readily visible from a public vantage point or have a prominent view from the front and highway of Mackets Lane.

5.7 The flue would not be prominently visible from Mackets Lane, nor it could be viewed from the rear of the first-floor residential properties or from the rear elevations / gardens from the adjacent terraced row of Abberley Road which is at approximately 22m. because the proposed 700mm high parapet wall on top of the flat roof of the single extension will conceal it.

The only visible section will be the 1.m above the roof of the first floor extension and this with the submitted smoke fume and smell dispersing equipment will not have any significant harm to visual amenity that would warrant a refusal of the application, but in the interest of visual amenity and design, the whole of the external ducting will be painted black

5.8 All ducting motors and purified systems will be mounted on anti-vibration mounts to reduce any attenuation noise.

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5.9 With regard to oil, grease smoke and odour control, effective filtration by means of state of the art ESP (Electronic Precipitators) systems, and Carbon Filters are proposed and introduced to the extraction systems.

ESP system itself will filter and control the exhaust pollution by means of ionisation and **will reduce the oil, grease and smoke emission to the atmosphere by 98%.**

5.10 Furthermore a cowl is positioned at the top end of the ducting to force smoke upwards instead of sideways.

5.11 In order to minimize and noise from the proposed ducting these will have **silencers** around the motors which in turn will be positioned away from any nearby adjoining window.

6 ACCESS

6.9 There is level access from the pavement to the interior of the shop to enable free and unaided access to wheelchair customers.

6.10 The site is within a neighbourhood centre and is within close proximity to residential properties. Therefore, there are plenty of opportunities for customer to access the application site on foot.

6.11 There are bus stops nearby giving the opportunity to people to access the site via public transport.

6.12 Therefore it is considered that the site is within a sustainable location and can be easily accessed by everyone

7. CONCLUSION

7.1 The proposed Change of Use of the store room to as Diner, the Single and Two storey Rear Extensions and the proposed Ducting will be compliant with both Local and National planning policies. Furthermore, as it has been demonstrated they will not have any adverse impact on vitality and viability, residential amenity, the character and appearance of the surrounding area or the local highway network.

7.2 The proposals will make positive use of a commercial unit within a neighbourhood centre and support the vitality and viability of the area by providing a service that has been missing and which all the local residents will welcome with open arms!.

7.3 The proposed development will provide full and part time jobs to a considerable number of local residents and will be beneficial to the local economy.

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7.4 The proposed development will be a successful and sustainable business.

7.5 Finally, is worth quoting from the Government's Development Control Advice Note and remembering that '...restaurants and cafes can provide important economic development and employment opportunities for significant numbers of people, and are an essential complementary use in any neighbourhood and town centre, providing a service to shoppers, office'... local workers and local residents.

Director.

