



ST JOHN'S HOUSE, 2 GREENFIELD WALK,
HUYTON, L36 0XP

SUPPORTING STATEMENT

on behalf of

Olusola Olukoshi

OCTOBER 2022

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1. Introduction

- 1.1 This Supporting Statement is submitted in support of a prior approval application under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of an office (Use Class E) to 2no. flats (Use Class C3) at St John's House, 2 Greenfield Walk, L36.
- 1.2 Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the *development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order* providing certain conditions and limitations are met and an application is made to the LPA to determine whether prior approval is required.
- 1.3 The Statement considers the eligibility and the matters for determination as to whether prior approval is required as set out in the Conditions at MA.2. (2):
- (a) transport impacts of the development, particularly to ensure safe site access;
 - (b) contamination risks in relation to the building;
 - (c) flooding risks in relation to the building;
 - (d) impacts of noise from commercial premises on the intended occupiers of the development;
 - (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
 - (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
 - (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
 - (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act
 the impact on the local provision of the type of services lost; and
 - (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.
- 1.4 The property was granted planning permission for the change of use from a surgery (Use Class D1) to Offices (Use Class B1) on 9 October 2013 (application ref. 13/00454/COU). A copy of the decision notice is shown at Appendix A. There are no conditions to this permission restricting the use within Use Class B1. The office use was implemented, and it has been occupied as offices up until recently. The Business Rates for the property show that the property was registered as an office from 4 September 2013 (see Appendix B).

- 1.5 Use Class B1 was replaced by Use Class E (commercial, business and service) within The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on 1 September 2020.
- 1.6 The prior approval application package includes the following material:
- Completed prior approval application form.
 - Drawing pack.
 - Flood Map for Planning (Environment Agency) – see Appendix C of this Statement.
 - Supporting Statement.

2. Eligibility

2.1 According to MA.1. of Class MA

(1) Development is not permitted by Class MA

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

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2.2 The property was visited on 15 July 2022. Photographs were taken which clearly show the property was vacant at that time. These photographs, date stamped, are provided at Appendix D. The property remains vacant which can be seen from a site visit.

(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

2.3 The Use Class of the property since 2013 was B1 (business) which became use Class E on 1 September 2020. The business rates valuation confirms its use as an office from that period (see Appendix B).

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

2.4 The total floor space of the building is approx. 100.4sqm.

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

(ii) is or forms part of a listed building or land within its curtilage;

(iii) is or forms part of a scheduled monument or land within its curtilage;

(iv) is or forms part of a safety hazard area; or

(v) is or forms part of a military explosives storage area;

2.5 According to the Knowlsey Local Plan Interactive Policies Map the property is located within a 'Primarily Residential Area' (see Figure 1). This is the only land use designation applicable to the site. It does not form part of a SSSI. It is not a listed building or scheduled monument or land within their curtilages. It does not form part of a safety hazard area or military explosives area.

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site;

2.6 The property is not within any of the above designations.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

2.7 The site is not occupied under an agricultural tenancy.

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

2.8 It is now post 1 August 2022 and therefore this criterion does not apply.

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order

(a) the following classes of the Schedule as it had effect before 1st September 2020—

(i) Class A1 (shops);

(ii) Class A2 (financial and professional services);

(iii) Class A3 (food and drink);

(iv) Class B1 (business);

(v) Class D1(a) (non-residential institutions – medical or health services);

(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);

(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

2.9 The property has most recently been used as an office, previously Class B1 and now Class E. Appendix B provides information on the property's business rates which confirms this.

3. Prior Approval Matters

3.1 As stated at paragraph 1.3, there are a number of matters for determination as to whether prior approval is required. The following paragraphs deal with these matters.

(a) transport impacts of the development, particularly to ensure safe site access;

- 3.2 The property has a single vehicular access off Greenfield Walk with a hardstanding area that provides six car parking spaces (according to the 2013 planning application). The existing vehicular access it to be retained as used as the access to the proposed development.
- 3.3 According to the Council's guidance residential development requires 1 space for 1 bed dwelling, 2 spaces for a 2-3 bed dwelling and 3 spaces for a 4+ bed dwelling. An office use requires 1 space per 30sqm. At 100sqm the previous use would have required 3 spaces. The proposed development requires 2no. spaces. These are provided as shown on the submitted drawings and designed in order that vehicles and access and egress the site in forward gear. Electric Vehicle Charging Points are proposed for each space.
- 3.4 The property is within walking distance to a local parade which includes Aston Medical Centre, a pharmacy and a number of other shops and services. Sylvester Primary Academy and St. John's Millennium Green public open space are also within walking distance. Wilson Road trading estate is 650m walking distance. The property is therefore conveniently located to a range of local services, amenities and facilities.
- 3.5 There are bus stops on Manor Road Farm, Meadow Grove and Tarbock Road which are all within walking distance. These stops provide regular services to Huyton and Prescott.
- 3.6 There is a pedestrian ramp from the car park to the front door which is being retained. This provides inclusive access to one of the proposed flats. Hardstanding provides the access to the entrance to the second flat.
- 3.7 A secure and covered bike store accommodating between 2 bikes is provided for each flat and is shown on the submitted drawings.
- 3.8 The proposal is considered to have safe access for pedestrians, cyclists and drivers. Parking provision for cars and cycles meets the required standards. The site is within convenient walking distance to a range of local facilities and services and the proposal includes inclusive access for one flat.

(b) contamination risks in relation to the building;

3.9 Due to the historic use of the site as a GP surgery and then latterly as offices there is not considered to be risk from contamination.

(c) flooding risks in relation to the building;

3.10 The property is located within Flood Zone 1 and therefore at lowest risk of flooding (see Environment Agency 'flood map for planning' at Appendix C). Due to the current and previous use of the property the proposed use is not considered to increase flood risk. The property is already connected to the main sewer and this infrastructure will be used by the proposed residential use.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

- 3.11 There is no adjoining commercial premises as the whole of the detached building is to be converted to residential. In addition, there are no commercial premises adjacent to the property.

(e) where—

*(i) the building is located in a conservation area, and
(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;*

- 3.12 The property is not located within a Conservation Area and therefore this criterion is not relevant.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

- 3.13 A schedule of the window and door sizes is shown at Appendix E. The number and size of the existing windows are considered to provide adequate natural light to all the habitable rooms of the proposed flats.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

- 3.14 The property is not located within an area for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

(h) where the development involves the loss of services provided by—

*(i) a registered nursery, or
(ii) a health centre maintained under section 2 or 3 of the National Health Service Act the impact on the local provision of the type of services lost; and*

- 3.15 The proposed development does not involve the loss of a nursery or health centre and therefore this criterion is not relevant.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

- 3.16 The building is one storey in height. Therefore, this criterion does not apply.

Nationally Described Space Standard

3.17 The tables below demonstrates that the proposed flats meet the NDSS requirements.

	Flat 01					
	Overall floor area		Bed 1 (2 person)		Built-in storage	
	NDSS	Actual	NDSS	Actual	NDSS	Actual
GIA (sqm)	50.0	50.1	11.5	11.8	1.5	1.78
Width (m)	N/A	N/A	2.75	2.97	N/A	N/A

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	Flat 02					
	Overall floor area		Bed 1 (2 person)		Built-in storage	
	NDSS	Actual	NDSS	Actual	NDSS	Actual
GIA (sqm)	50.0	50.3	11.5	12.1	1.5	2.18
Width (m)	N/A	N/A	2.75	3.62	N/A	N/A

3.18 In addition, the following criteria relates to the Technical Requirements listed at section 10 of the NDSS:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 of the NDSS - YES
- a dwelling with two or more bedspaces has at least one double (or twin) bedroom – N/A
- in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide - YES
- in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m² - YES
- one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide - YES
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area) – N/A
- any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all – N/A
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double

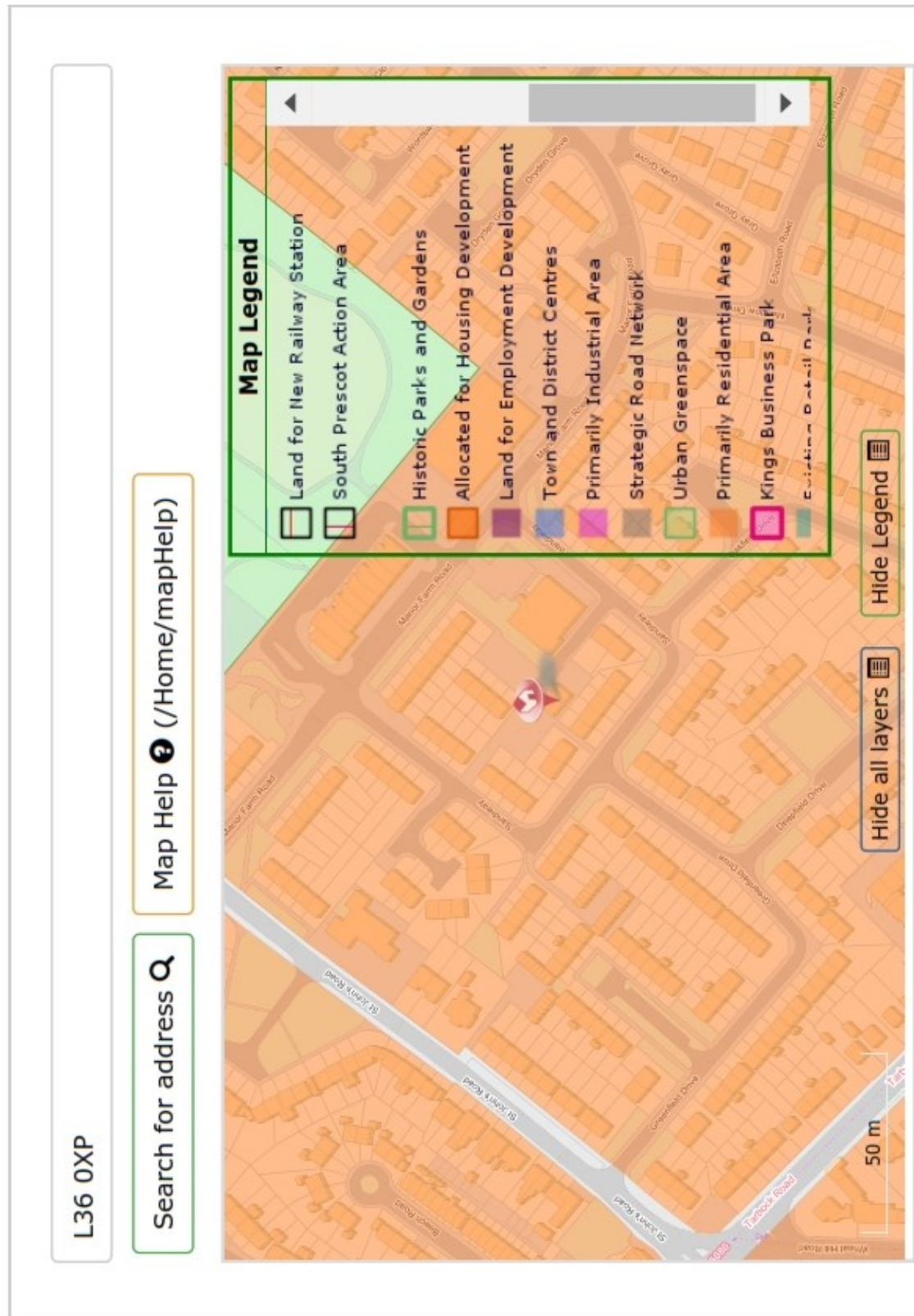
bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement - YES

- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area – YES, approx. 2560mm throughout from survey

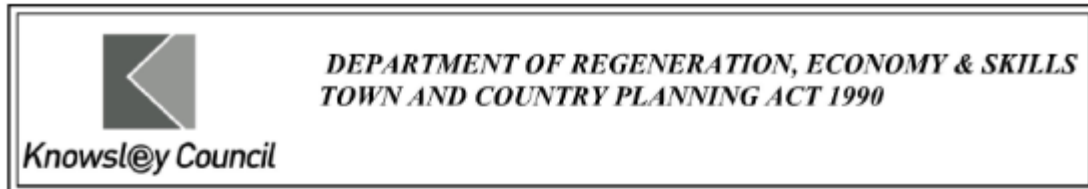
4. Conclusion

- 4.1 The prior approval application is for development consisting for the change of use of an office (Use Class E) to 2no. one bedroom two person self-contained flats (Use Class C3) at St. John's House, 2 Greenfield Walk, L36 under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 4.2 The Statement has demonstrated that the proposal is eligible for permitted development and complies with the relevant conditions and requirements within the Order. As such it is respectfully requested that it is determined that prior approval is not required and the proposal constitutes permitted development.

Figure 1: Knowsley Local Plan Interactive Policies Map



Appendix A: Application ref. 13/00454/COU decision notice



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PLANNING PERMISSION

Application No: 13/00454/COU

Name and address of applicant

Mr Peter Farrington
The Lodge,
Edwards lane,
Liverpool
L24 9HW

Name and address of agent

Andrew R Williams & Associates
Dunster House
8, Ansdell Villas Road,
Rainhill,
Prescot
L35 4PN

Date of Receipt: 11 August 2013

Date Valid: 23 August 2013

Address/Location Of Development:

St Johns Surgery
2 Greenfield Walk
Huyton
Knowsley
L36 0XP

Description of Development:

CHANGE OF USE FROM SURGERY (USE CLASS D1) TO OFFICES (USE CLASS B1)

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted 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. The premises shall not operate outside the hours of Monday to Saturday 08.00 to 20.00hrs and not at all on Sundays or Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity having regard to saved policies H5, DQ1 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

APPROVED PLANS

The approved plans are shown below:-

Date Plan Received	Reference No. on Plan	Plan Version
23 August 2013	LOCATION PLAN	no version Number
11 August 2013	01	no version Number
11 August 2013	02	no version Number

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals in the Knowsley Replacement Unitary Development Plan (adopted June 2006) as set out below, and to all relevant material considerations including supplementary planning guidance:-

H5 - Development within Primarily Residential Areas
 DQ1 - Design Quality in New Development
 T6 - Ensuring Choice of Travel to Serve New Development
 ENV2 - Noise and Vibration
 National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Mark Quinn on 0151 443 2381)

ARTICLE 31 STATEMENT

The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning applications and have implemented the requirement in NPPF para 187.

The agent has been kept informed of the progress of the application and a sequential assessment has been requested from the applicant in order to be able to fully assess the impact of a town centre use in an out of town location.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.



Deputy Chief Executive

Date: 9 October 2013

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.
4. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.
5. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Appeal forms and guidance can be downloaded from the web site www.planning-inspectorate.gov.uk
Alternatively they can be obtained from the following address:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0117 372 6372

Appendix B: Business rates valuation

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Property

2, Greenfield Walk, Liverpool, L36 0XP

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Valuation

Previous rateable value (14 August 2013 to 31 March 2017)

£7,600

This is not the amount paid. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

Other valuation periods for this property

Valuation period	Help with Valuation period	Effective date	Help with Effective date	Rateable value
CURRENT	1 April 2017 to present	1 April 2017		£7,900
PREVIOUS	1 April 2010 to 3 September 2013	1 April 2010		£7,600

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[Property details](#) , [Hide this section](#)

Description	Offices and premises
Local authority	Knowsley
Local authority reference Help with Local authority reference	00032575002004
Base rate	£82.00
Basis of measurement Help with Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference Help with Valuation scheme reference	80798
Special category code	203G
Effective date Help with Effective date	14 August 2013
List alteration date Help with List alteration date	4 September 2013
Appeals	0

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Offices floor areas

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor office	84.2	£82.00	£6,904
Total	84.2		£6,904
Car parks			
Spaces	Area	Value	Help with Value
6	£750		
Total	£750		
Valuation			
Total value		£7,654	
Rateable value (rounded down) £7,600			

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- your property details (such as floor area sizes and parking) need changing
- you think your rateable value is too high

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2, Greenfield Walk, Liverpool, L36 0XP

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Valuation

Current rateable value (1 April 2017 to present)

£7,900

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Other valuation periods for this property

Valuation period	Help with Valuation period	Effective date	Help with Effective date	Rateable value
PREVIOUS	4 September 2013 to 31 March 2017	14 August 2013		£7,600
PREVIOUS	1 April 2010 to 3 September 2013	1 April 2010		£7,600

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Description	Offices and premises
Local authority	Knowsley
Local authority reference Help with Local authority reference	00032575002004
Base rate	£85.00
Basis of measurement Help with Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference Help with Valuation scheme reference	336894
Special category code	203G
Effective date Help with Effective date	1 April 2017

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Description	Area m ² /unit	£ per m ² /unit	Value	Help with Value
Ground floor office	84.2	£85.00	£7,157	

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Total	84.2		£7,157
Car parks			
Spaces	Area	Value	Help with Value
6	£750		
Total	£750		
Valuation			
Total value		£7,907	
Rateable value (rounded down)		£7,900	

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Appendix C: Flood map for planning



Flood map for planning

Your reference	Location (easting/northing)	Created
St John's House, L36 0XP	344749/390044	25 Jul 2022 17:05

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- **In an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

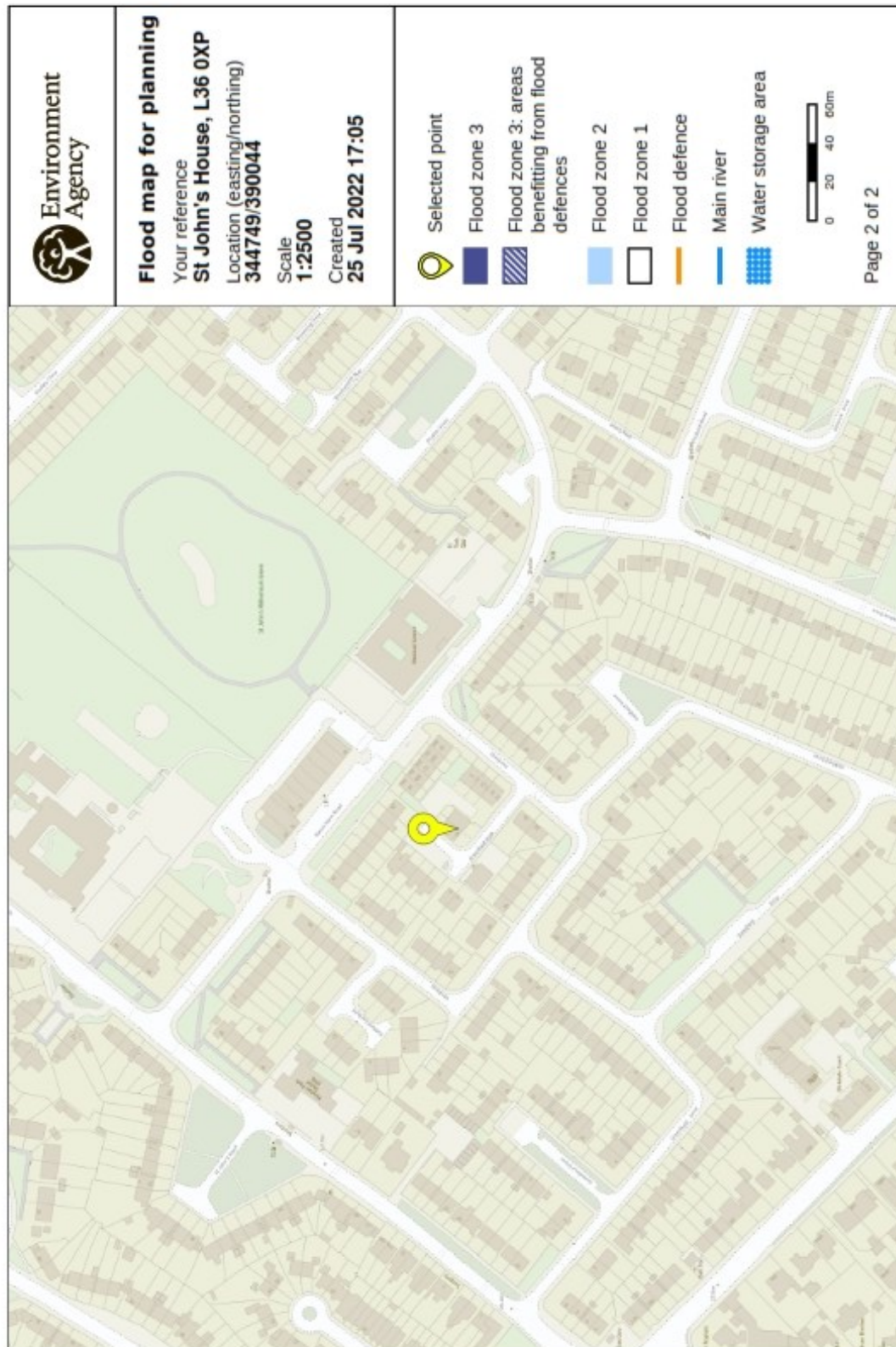
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



D Photographs of the property



Photo 1: Office Room 1 (location shown on drawing 139_SP_005 Rev A)



Photo 2: Office room 2 (location shown on drawing 139_SP_005 Rev A)



Photo 3: Office reception (location shown on drawing 139_SP_005 Rev A)



Photo 4: Office reception (location shown on drawing 139_SP_005 Rev A)



Photo 5: Office Room 3 (location shown on drawing 139_SP_005 Rev A)



Photo 6: Central corridor (location shown on drawing 139_SP_005 Rev A)



Photo 7: Office Room 4 (location shown on drawing 139_SP_005 Rev A)

Appendix E: Schedule of windows and doors

Schedule: Windows and External doors - St John's

Window/Doors	Area (m2)	Width	Height
W1	1.4	1200	1165
W2	1.4	1200	1165
W3	0.5	500	900
W4	0.5	500	900
W5	2.4	1782	1324
W6	2.4	1782	1324
W7	2.4	1782	1324
W8	1.9	1395	1358
W9	3.6	2702	1333
D1	1.6	827	1972
D2	1.4	818	1690

See Drawing no. 139_SP_010_REV_D for location of above windows and doors