



39-45 HIGH STREET, PRESCOT, L34 6HF

PLANNING & HERITAGE STATEMENT

on behalf of
M RAY LTD.

JULY 2023

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1. Introduction

- 1.1 This Planning & Heritage Statement is submitted in connection with an application for full planning permission for change of use of the first floor of 39-45 High Street from ancillary office and other accommodation previously related to the ground floor bakery and café to 2no. flats within Use Class C3. The proposal also involves changes to the fenestration, repair to existing boundary wall and the erection of new boundary treatments and the provision of outdoor amenity space for the proposed flats.
- 1.2 The Statement considers the key national and local planning policies relevant to the site and the proposed development. It provides an assessment of the proposed development against the policy requirements and puts forward any material considerations that are also relevant to the application.
- 1.3 The application property is currently vacant. The ground floor bakery and café has recently been renovated and no longer requires the ancillary first floor accommodation (see Planning History).
- 1.4 The application site is located within Prescot Town Centre and the Prescot Conservation Area on the Knowsley Local Plan Policies Map.
- 1.5 The planning application package includes the following material:
- Completed planning application form and Certificate of Ownership,
 - Drawing package by Harrison Stringfellow Architects (HSA),
 - Design & Access Statement by HSA,
 - Planning & Heritage Statement by pHpc, and
 - Statutory fee for change of use full planning application.

2. The Site and its Surroundings

- 2.1 The application property is located on the north side of the High Street in Prescott town centre adjacent to Atherton Street. It relates to the first floor of a two storey end of terrace building. The ground floor is a bakery and café known as Chatwins which has recently undergone renovation and refurbishment. The application site includes a vehicular access off the High Street to the east of the property which serves a car park for the bakery and café. There is some outdoor amenity space at the back of the property. An open air car park immediately to the north of the application property is in the ownership of the applicant but does not form part of the application site.
- 2.2 This car park has been leased to NCP and forms an extension to the existing Moss Street car park which is located to the east of the application site. Adjoining the application property to the west is 37 High Street, a two storey Grade II listed building, used as an accountant's offices. This building adjoins the ornate three storey 33-35 High Street which is a pub and shop at ground floor.
- 2.3 To the south of the application site is the gable end of a three storey end of terrace which includes a dry cleaner on the ground floor and residential above. Atherton Street is immediately opposite the application site which consists of three storey Georgian terraces on its western side most of which are in residential use and on the eastern side a more modern two storey terrace in a mix of residential and commercial use and the imposing former Methodist Church now converted into residential flats.
- 2.4 To the north beyond the surface car park is a modern terrace of two storey houses which are accessed off Moss Street and front onto the car park. To the north-west are the backs of older terraced properties on Hope Street.
- 2.5 There is a bus stop immediately adjacent to the application site on the north side of the High Street. This provides regular services to St Helens. On the south side of the High Street approximately 2 minutes walk to the west of the application site is a bus stop providing regular services to Liverpool and destinations in between. To the east on Warrington Road, there is a bus stop, again two minutes walk from the application site, providing regular service to Liverpool, Speke and Huyton. Whiston rail station is 0.5 miles walking distance to south of the site. There are regular direct rail services throughout the week and weekends to Liverpool Lime Street, Wigan North Western and Blackpool North.
- 2.6 The application property is located within walking distance of many services, facilities and amenities found within Prescott town centre.
- 2.7 The above illustrates that the application site is in a very accessible and sustainable location to a range of amenities and services and to key public transport nodes and corridors.



Figure 2.1: Front elevation of the application property (first floor only)



Figure 2.2: Rear elevation of the application property



Figure 2.3: Application property and adjoining buildings



Figure 2.4: 40 High Street adjacent the application property

3. The Proposal

- 3.1 The proposed development comprises a change of use to residential and associated external alterations. The change of use relates to the conversion of the first floor of 39-45 High Street which most recently was used as a staff office and associated facilities in relation to the ground floor bakery and cafe. The ground floor has recently been refurbished resulting in the first floor facilities no longer being required. The proposal is to convert the first floor to 2 no. flats; Flat 1 is a one bed 2 person flat with a floor area of 56sqm and Flat 2 is a one bed two person flat with a floor area of 52.9sqm. Both flats have their own independent access: an existing external metal staircase to Flat 1 and an existing internal staircase to Flat 2.
- 3.2 In addition to the change of use, the proposal includes external alterations to the property. These include:
- Replacing windows to the first floor of the front elevation.
 - Removal of window to the gable elevation.
 - Provision of two separate outdoor amenity spaces to the rear.
 - Repair of the existing boundary wall and erection of fencing to the rear to enclose the amenity spaces.
 - Provision of secure and covered communal bin and bike store to the rear.

4. Planning History

4.1 An examination of Knowsley Council's planning portal provides the following relevant planning application history for the application site:

- 22/00656/FUL - Installation of a new shop front (retrospective) – granted 18/05/2023.
- 22/00301/FUL - Demolition of a single storey extension and the making good of adjoining elevations – granted 22/10/2022.
- 99/00766/APP - Erection of single storey extension to rear of premises to provide manager's office and extension to decorating room – granted 25/01/2000.
- 74/11417/HIST - 43-45 High Street - Erection of double garage – withdrawn 26/04/1989.
- 74/10929/HIST - 41 High Street - Renovation to form delicatessen and coffee shop with self-contained flat above – granted 20/07/1988.

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Adjoining land

4.2 The following provides a list of relevant planning applications relating to land adjoining the application site.

Land Adjacent Ray's Bakery High Street

98/00604/APP - Erection of retaining wall reaching 2.4m at its highest point with associated landscaping – granted 22/12/1998.

40 High Street

14/00076/FUL - Installation of new shop fronts to Atherton Street and High Street elevations together with repair works and alterations to all elevations including the removal of paintwork from brick/stonework and rebuilding of chimney stacks – granted 28/04/2014.

14/00076/NMA - Application for a non-material amendments following the granting of planning permission 14/00076/FUL to allow for addition of roof ventilators, removal of rooflight to rear outrigger, amendment to chimney and alteration to ground floor blank window grilles - granted 06/02/2015.

95/00003/APP - Change of use of first and second floors to residential – granted 16/03/1995.

4.3 The following provides a list of recent planning applications relating to land adjacent or close to the application site.

Land to side of 46 High Street

18/00805/FUL - Erection of part two storey/part three storey residential building to form 5 no. apartments, together with hard landscaping – granted 10/10/2019.

18/00805/NMA – Non-material amendment following the grant of planning permission 18/00805/FUL (erection of part two storey/part three storey residential building to form 5 no. apartments, together with hard landscaping) -to amend the wording of condition no. 5 (coal mining) and no.6 (land contamination) required prior to commencement of development – granted 7/10/2022.

32 - 36 High Street (Site of Former Royal Bank of Scotland)

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20/00331/FUL - Conversion of former bank to form 9 no. apartments together with a two storey rear extension and external bin store – refused 26/01/2021.

21/00341/FUL - Installation of a new shop front, replacement of windows to rear elevation, & alterations to former ATM on Leyland Street elevation – granted 02/10/2021.

5. Heritage Significance

- 5.1 Knowsley Council published a Character Appraisal of the Prescott Conservation Area in May 2012. This is now over 10 years old and some of its content may well be out of date. However, it remains a working document and therefore is a material consideration.
- 5.2 The application property is identified as an unlisted historic building which is considered to make a positive contribution to the character or appearance of the Conservation Area. It therefore would be considered a non-designated heritage asset as defined in the NPPF. The adjoining building at 37 High Street is Grade II listed which is a designated heritage asset. In addition, the Conservation Area itself is a designated heritage asset.
- 5.3 The heritage considerations are therefore considered to be the impact of the proposal:
- on the character and appearance of the Conservation Area,
 - on the setting of the adjoining Grade II Listed building, and
 - on the significance of the building itself.

Prescot Conservation Area

- 5.4 The application property is located within the 'Town Centre: High Street, Eccleston Street and Market Place' Character Area as identified in the Character Appraisal. Included within the list of key positive features are the medieval street layout with some narrow alleys connecting Eccleston Street with the High Street and it being the commercial core of Prescot with a number of shops and offices. The Appraisal also identifies a number of negative features including many poor quality shop frontages and empty or vacant shops or properties, sometimes boarded or shuttered up. The new shop frontage to the application property has recently been granted planning permission. At present, there are a couple of vacant shops but none of these are boarded or shuttered up within the vicinity of the application property.

37 High Street

- 5.5 The Appraisal states in relation to the Grade II Listed adjoining building, 'This building dates to c1815 and is a small, two window wide house with a central front door with a complete fanlight. The elevations are faced in brick with stone dressings, and the windows are sashed'. A copy of the listing description is included at Appendix A.

39-45 High Street

Historical value

- 5.6 The High Street is located in the eastern half of the Conservation Area, and forms part of the remains of the medieval street layout. The medieval focus of the town is centred on the Market Place with burgages (a house on a long and narrow plot of land) lining the Eccleston Street, Kemble Street and High Street. These are of considerable importance in attempts to understand the development and nature of urban life in the town. In addition to the listed buildings, a large number of unlisted historic buildings can be found in the Conservation Area, most of which were built for residential purposes, although

many, particularly in High Street and Ecclestone Street, have now been converted into shops or other commercial premises.

- 5.7 The application property, originally built as houses, consists of four Victorian shopfronts fronting High Street which have been combined into two spaces occupied by Chatwin's Bakery and Coffee Shop. The original footprint has been extended, adapted and reduced over various years to form the current building configuration. The staff facilities above the shops, which were previously flats, are now vacant.

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Communal value

- 5.8 As mentioned above the property was originally built as houses but like a number of buildings along the High Street and Atherton Street it has been converted for commercial use. The building has a long established use as a bakery and café providing employment and an amenity and service for the local community. The recent refurbishment and renovation work to the building has resulted in the first floor, most recently being staff facilities for the commercial ground floor use, becoming vacant.

Aesthetic and Architectural Value

- 5.9 The application property is a two storey brick building with slate roof and a modern shop front. Nos. 39-41 High Street is marginally higher than the adjoining nos. 43-45. It has two well-proportioned windows with stone cills at first floor level to the front elevation of nos. 39-41. The front elevation to nos. 41-43 includes two narrower windows due to the lower eaves height of the building. To the rear is a single storey extension and an external metal staircase which provides access to the first floor to nos. 39-41. Part of the rear elevation has been rendered where the bakery building which was attached to it has been demolished.

Evidential value

- 5.10 The 1850s ordnance survey maps show buildings on the application site. No. 47 High Street was demolished in the 1960s and is the site of the access road to the car park at the rear. The remaining buildings were originally built for residential purposes as with many of the buildings along the High Street. However, as Prescott's commercial importance grew, many of these buildings were converted to a mix of commercial and residential.
- 5.11 The application property has a long established history of commercial use on the ground floor and residential above. Whether the residential was connected with the ground floor use, or in separate use to it, is unknown. In recent years the upper floor became facilities for staff working in the commercial use. The proposal to create flats on the first floor will re-introduce the residential component to the property which it was originally built for.

6. Relevant Planning Policy

6.1 In making decisions on a planning application the local planning authority must have regard to the provisions of the development plan, where material to the application, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town & Country Planning Act 1990). The National Planning Policy Framework (NPPF) (2021) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This is supplemented by the National Planning Practice Guidance N(PPG).

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6.2 The Knowsley Local Plan Core Strategy (January 2016) and the saved policies of the Knowsley Replacement Unitary Development Plan 2006 (KRUDP) make up the adopted development plan. The application site is located on land designated as 'Prescot Town Centre' and 'Prescot Conservation Area' on the Local Plan Policies Map. There are no neighbourhood plans relating to the site.

National Planning Policy Framework (2021)

6.3 Paragraph 11 states that decisions should apply a presumption in favour of sustainable development. In terms of decision-taking this means approving development that accords with an up-to-date development plan without delay. Where policies which are most important for determining the application are out of date permission should be granted unless policies within the NPPF which protect areas or assets of particular importance provide a clear reason for refusal or any adverse impacts of the proposal would outweigh the benefits.

Conserving and enhancing the historic environment

6.4 Paragraph 194 states, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. Paragraph 199 states, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation' and paragraph 202 states, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal ...'.

Delivering a sufficient supply of new homes (paras. 60-80)

6.5 Paragraph 60 states 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

- 6.6 In order to significantly boost the supply of homes, the NPPF states, ‘it is important that a sufficient amount and variety of land can come forward where it is needed, that the groups with specific housing requirements are addressed and land with permission is developed without unnecessary delay’.
- 6.7 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and LPA should support the development of windfall sites through their decisions giving great weight to the benefits of using suitable sites within existing settlements for homes (para 69(c)).

Making effective use of land (paras. 119-125)

- 6.8 Planning policies and decisions should give substantial weight to the value of using suitable brownfield land for homes and (para 120 c) and promote and support the development of under-utilised land (para. 120 d).
- 6.9 Planning decisions should support development that makes efficient use of land taking account of the identified need and the land available to meet that need, local market conditions and viability, capacity of infrastructure and services, desirability of promoting regeneration and change and securing well-designed, attractive and healthy places (para 124).

Promoting sustainable transport (paras. 104-113)

- 6.10 Paragraph 104 states, ‘development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’. Paragraph 112 states, ‘applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations’.

Achieving well-designed places (paras. 126-136)

- 6.11 Paragraph 130 states inter alia, ‘Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 6.12 Paragraph 134 states, 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Knowsley Local Plan Core Strategy (KLPCS) and saved policies of the Knowsley Replacement Unitary Development Plan (KRUDP)

- 6.13 The KLPCS (2016) and the saved policies of the KRUDP (2006) are part of the statutory development plan for Whiston. The site is located on land designated as Town Centre and Conservation Area on the Local Plan Policies Map. Policies that are relevant to the site and proposal are:

KLPCS Policies

- CS1 - Knowsley's Spatial Development
- CS2 - Development Principles
- CS3 - Housing Supply, Deliver and Distribution
- CS6 - Town Centres and Retail Strategy
- CS7 - Transport Networks
- CS14 - Principal Regeneration Area – Prescott Town Centre
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- CS22 - Sustainable and Low Carbon Development

KRUDP Policies

- S2 - Diversification of uses within existing centres
- H7 - Provision of flats, nursing and residential homes, hostels and HMOs
- DQ5 – Development in Conservation Areas
- ENV2 - Noise and Vibration

6.14 There are a number of adopted Supplementary Planning Documents which are relevant to the application including:

- Ensuring a Choice of Travel SPD (September 2010)
- New Residential Development SPD (September 2018)
- Town Centre Uses SPD (September 2022)
- Prescot Town Centre Masterplan 2016-2028 (May 2016).

7. Policy Assessment

- 7.1 This section will assess the proposal against the relevant policies within the NPPF and the statutory development plan for Knowsley.

Principle of residential development

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- 7.2 KLPCS **Policy CS1** identifies that one of the Council's priorities is to rebalance the Borough's housing stock by providing a wide range of new market sector and affordable housing. It identifies that opportunities for regeneration and development will be maximised in Principal Regeneration Areas of which Prescott is identified as one. KLPCS **Policy CS2** sets out that new development in Knowsley is expected to promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by (amongst other things) meeting the needs for new housing. KLPCS **Policy CS3** identifies that provision will be made for 8,100 new dwellings to be delivered in Knowsley (between 2010 and 2028), with 32% of the housing delivered in Prescott, Whiston, Cronton and Knowsley Village.
- 7.3 KLPCS **Policy CS14** states that the future vitality and viability of Prescott town centre will be supported by encouraging a wider mix of town centre uses including residential to create a distinctive identity and a complimentary evening economy. KRUDP saved **Policy S2** states that the change of use of buildings within town centres to residential uses will be permitted provided that existing uses near the premises will not cause significant problems of noise, smells or general disturbance.
- 7.4 The proposal will help to re-balance the housing stock by providing a wider choice of housing within Prescott and use an underused property within the urban area. The site is close to local amenities and services and there are opportunities to travel by non-car modes to these which makes it a sustainable and accessible location. As the proposal relates to the first floor of the application property it does not impact on the active frontage on the ground floor.
- 7.5 The redevelopment of this site fulfills the government's objectives of making most effective use of appropriate land for housing development and utilising small sites to contribute towards the housing land supply.

Housing need

- 7.6 According to the KLPCS the minimum net housing requirement for the borough is 450 homes per annum. The Local Plan Monitoring Report 2020-2021 (December 2022) states 'annual housing completions continued to decline during 2021-2022, once again indicative of the impact of to the Covid-19 pandemic upon the operation of housing sites, shortages in the supply of building materials and other impacts such as sourcing labour. Consequently, because of these factors, the net housing completion figure was 499 dwellings for 2021-22, compared to 810 net dwellings during 2020-21'. However, this remains higher than the net housing requirement.

- 7.7 The net housing completions in Prescot, Whiston, Cronton and Knowsley Village fell from 197 in 2020-21 and a high of 366 in 2019-20 to 141 for 2021-22. However, this figure is only marginally less than the KLPCS provision figure of 144dpa for this area.
- 7.8 The proposed development will contribute towards meeting the additional housing requirement on a sustainable site close to amenities and services. This fulfills the government's objectives of significantly boosting the supply of housing on a variety of sites and for differing housing needs. It will also provide housing within the Prescot township which is identified as one of the key locations for new housing in the Borough. As such the proposal is considered to comply with KLPCS **policy CS3**.

Housing type and mix

- 7.9 KLPCS **Policy CS17** requires new developments to provide an appropriate mix of dwelling sizes across the Borough and encourages new developments to comply with Building for Life and Code for Sustainable Homes. Paragraph 127 of the NPPF states that planning decisions should create places that have a high standard of amenity for existing and future users, noting that policies may make use of the Nationally Described Space Standard, where the need for an internal space standard can be justified.
- 7.10 Neither the KLPCS nor the KRUDP includes such a policy. However, Key Expectation B.10 of the New Residential Development SPD (2018) states that new developments will be expected to demonstrate that dwellings will accommodate the furniture, access and amenity space required, including appropriately located private garden space, demonstrate how the construction of the building will allow for the internal reorganisation of rooms or the extension of the dwelling, and be designed for flexible uses throughout their lifetime. In addition, Key Expectation B.11 of the New Residential Development SPD states that proposals for new residential development should achieve and maintain adequate levels of privacy and outlook for occupants of the new housing and existing residents surrounding the site.
- 7.11 The proposed flats (2no. one bed two person) meet the National Described Space Standards (NDSS) as shown below:

Flat	Floor-space (sqm)	NDSS require-ment (sqm)	Bed-room floor-space (sqm)	NDSS require-ment (sqm)	Bed-room width (m)	NDSS require-ment (m)	Storage (sqm)	NDSS require-ment (sqm)
Flat 01	56.0	37.0	14.30	11.50	3.06	2.75	1.5	1.0
Flat 02	52.9	37.0	12.40	11.50	3.76	2.75	1.5	1.0

- 7.12 The proposal is considered to comply with the relevant elements KLPCS **policy CS17** and the New Residential Development SPD. It also complies with the NDSS.

Design

- 7.13 The Design & Access Statement provides a detailed analysis of the design principles for the proposed development. The style and use of materials for the proposed windows are considered appropriate to the character of the area and the building. The removal of an opening in the gable to be infilled with brick to match the existing is also considered appropriate to the character of the area and the building. The repair to the existing side boundary brick wall to the rear and the erection of a new fence is also considered appropriate to the character of the area and the site.
- 7.14 The proposal is considered to comply with the relevant aspects of KLPCS **policy CS19** and KRUDP saved **policy DQ2**. It also complies with the relevant aspects of the New Residential Development SPD and Design Quality in New Development SPD.

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Residential amenity

- 7.15 The property, originally built for residential use, is located within the tight urban grain formed by the former medieval street network and subsequent development framing these streets. As such interface distances between existing properties do not conform to the guidelines created for suburban-style development. The principal elevation faces on to Atherton Road and the gable end of 40 High Street. The interface distance between the application property's front elevation and the gable wall is 13m which is 1m above the requirement in Appendix 4 within the New Residential Developments SPD. There are no residential properties immediately to the rear or east of the application site. The adjoining property to the west is not in residential use.
- 7.16 As such, it is considered that there will be no severe harm caused to local amenity and that the proposed development complies with relevant aspects of KLPCS **policy CS19**. The proposal also complies with the minimum interface distances as set out at Appendix 4 of the New Residential Development SPD.

Access and accessibility

- 7.17 The application site is located within Prescott Town Centre and close to a range of services and amenities, rail station, bus stops and Whiston Woods. As such, it is in an accessible and sustainable location.
- 7.18 It is proposed to paint a pedestrian route on the edge of the existing hard surfaced access and car park. This will provide a safe pedestrian route to the application property linking it to the wider footway network on the High Street and wider area. There is a pedestrian crossing approximately 20m to the west of the application property. There are no significant barriers between the application property and local facilities within the area. The application property is considered to have convenient and safe pedestrian access.
- 7.19 The proposed development includes secure cycle storage for 4no. cycles for the 2 no. flats to the rear of the building. The property is considered to have safe and convenient access by cycle and facilities to store cycles.
- 7.20 There is a bus stop immediately adjacent to the application site on the north side of the High Street. This provides regular services to St Helens. On the south side of the High

Street approximately 2 minutes' walk to the west of the application site is a bus stop providing regular services to Liverpool and destinations in between. To the east on Warrington Road, there is a bus stop, again two minutes' walk from the application site, providing regular service to Liverpool, Speke and Huyton. Whiston rail station is 0.5 miles walking distance to south of the site. There are regular direct rail services throughout the week and weekends to Liverpool Lime Street, Wigan North Western and Blackpool North.

7.21 Due to its Town Centre location and accessibility by non-car modes of travel the proposed development does not include on-site parking provision. This situation has been considered acceptable by the Highway Authority and the LPA in relation to at least two other recent residential proposals in the town centre;

- Land to side of 46 High Street - erection of part two storey/part three storey residential building to form 5 no. apartments, together with hard landscaping (ref. 18/00805/FUL).
- 32 - 36 High Street - conversion of former bank to form 9 no. apartments together with a two storey rear extension and external bin store (ref. 20/00331/FUL)¹.

7.22 As such the proposal is considered to comply with the relevant aspects of KLPCS **policy CS7** and KRUDP saved **policy T7**. It also complies with the relevant aspects of the New Residential Development SPD.

Flood risk

7.23 The site is in flood zone 1 (see Appendix A) and is less than 1ha in size. Therefore, the application does not require a site specific flood risk assessment. The application property is already connected to the foul and surface water drainage network. There is an opportunity to replace hardstanding areas with soft landscaping which would reduce surface water run-off. The proposal is considered to comply with KLPCS **policy CS23**.

Private Outdoor Amenity Space

7.24 The proposal provides private outdoor amenity space at the rear of the building for both flats. Flat 1 is provided with ... sqm of external space and Flat 2 with ...sqm of external space. According to Appendix 4 of the New Residential Development SPD flats should have a minimum of 20sqm of garden area.

7.25 The proposal is considered to comply with KLPCS **policy CS19** and the the relevant aspects of the New Residential Development SPD.

Heritage

7.26 In itself, the change of use of vacant upper floors will have a positive impact on the Conservation Area by removing the potential for long term vacancy and lack of appropriate maintenance of the property.

7.27 The proposed changes to the fenestration include wooden sash windows to the front elevation and removing a glazed UPVC window on the gable with the opening being infilled with brick to match the existing. The proposed boundary treatments also match the existing. These changes are considered to have a neutral to positive impact on the

¹ Although this application was ultimately refused this was not on the grounds of lack of off-street parking.

character and appearance of the Conservation Area. The proposal does not harm the significance or the setting of the adjoining Grade II Listed Building.

- 7.28 The proposal is considered to comply with the relevant aspects of KLPCS **policy CS20** and KRUDP saved **policy DQ5**. It also has regard to the Character Appraisal of the Prescott Conservation Area.

Bin storage

- 7.29 The proposal includes the provision of secure bin storage facilities for the proposed flats to the rear of the building. These can be accessed by occupiers of both flats. The proposed location does not lead to the displacement of the storage of the biffa bins for the ground floor bakery. The bins are in an appropriate location for collection by the Council's refuse service. The proposal is considered to comply with the relevant aspects of KLPCS **policy CS22** and Design Quality in New Development SPD

8. Conclusion

- 8.1 The Statement has demonstrated that the proposal complies with the relevant policies of the NPPF and the Knowsley Local Plan Core Strategy, the saved policies within the Knowsley Replacement Unitary Development Plan and guidance within the related SPDs. It has been demonstrated that the proposed development is appropriate to the character of the area and has a neutral to positive impact on the character and appearance of the Conservation Area and the setting of the adjoining Grade II Listed Building. It does not have an adversely harmful impact on the amenities of the occupiers of adjacent properties and provides adequate amenity for the future occupiers of the proposed flats.
- 8.2 In line with paragraph 11 of NPPF, as the proposal is in general accordance with the relevant policies of the Development Plan and those within the NPPF, the presumption in favour of sustainable development should be applied and it is respectfully requested that planning permission is granted for the proposed development.

Appendix A: Flood map for planning



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	346707/392920	18 Jul 2023 15:09

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)

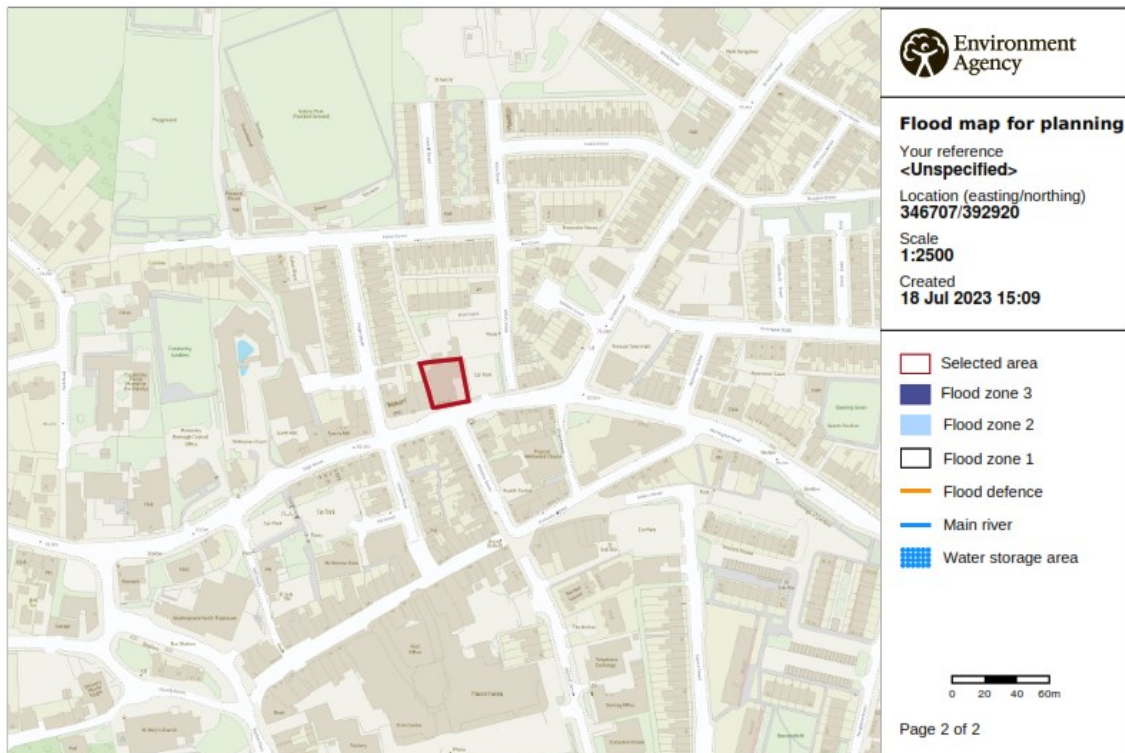
Notes

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.

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