



Planning Statement

'Retrospective Application for the installation of dining pods'

**The Unicorn Inn Public House,
405 Cronton Road,
Widnes,
WA8 5QF**

April 2026

Contents	Page
1.0 Introduction	3
2.0 Application Site Context	4
3.0 Relevant Planning Policy and Legislation – National Planning Policy Framework	6
4.0 Relevant Planning Policy – Knowsley Development Plan	14
5.0 Conclusions	20

1.0 Introduction

Background

- 1.1 This Planning Statement (the 'statement') has been drafted on behalf of the applicant, to support a full planning application for the following proposed development:

'Retrospective application for the installation of two 'outdoor dining pods' to the rear of The Unicorn Public House, Cronton Road.'

- 1.2 This statement will address the relevant national and local planning policies that deal with the principle of the proposed development, and the pertinent planning matters associated with the scheme. This will be addressed as set out below:

- Section 2 – Application Site Context
- Section 3 – Relevant Planning Policy – National Planning Policy Framework
- Section 4 – Relevant Planning Policy – Knowsley Development Plan
- Section 5 – Conclusions

Principle of Development

- 1.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and section 70(2) of the Town and Country Planning Act 1990, *'...applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'*.
- 1.4 The Development Plan relating to the site subject of this application, comprises the National Planning Policy Framework, the Knowsley Core Strategy (2016), relevant saved policies of the Knowsley Replacement Unitary Development Plan (2006), and Supplementary Planning Documents.
- 1.5 The National Planning Policy Framework is supportive as a matter of principle of development within built up areas, particularly on sites which are sustainably located, and which support existing businesses.
- 1.6 It is therefore our view that the development subject of this application is compliant with the provisions and principles of local and national planning policy. Further, that there are other material considerations which also weigh in favour of the grant of consent, and we would therefore kindly request that this application be approved without delay.

2.0 Site Context

- 2.1 The application site is located within the authority of Knowsley Council. The property currently comprises of a two-storey public house with large area of off-street, car parking to the west of the existing building. The property also benefits from an external courtyard area and beer garden to the rear of the building.
- 2.2 The property is located within the main built-up development area, and is surrounded to the north, east and west by residential properties, with open fields located to the south (within the Green Belt) on the other side of Cronton Road.
- 2.3 There are however noted to be other commercial uses in the wider local area including takeaways, another public house, vehicle garage, hairdressers etc. In that regard the proposed development is deemed to be commensurate with the character of the wider local area and existing operations on site.
- 2.4 Being located on the main A5080 (Cronton Road), the site is well located for access to the main highway network. There are also local public transport connections, including bus stops which are available within walking distance of the site on Cronton Road.
- 2.5 The site is well positioned for access to other key local services and facilities including schools, places of worship, recreation spaces, community centre etc. The site is also well placed for access into Widnes for additional shops and services.
- 2.6 The applicant owns and operates the Unicorn Inn and has simply sought to deliver two small pod structures in the rear beer garden to offer covered tables for a limited number of guests, and to have some limited outdoor dining opportunities all year round.
- 2.7 The development has been delivered in order to support the efforts required to endeavour to retain the future viability of the public house, and to do so without undue harms on amenity or the wider character of the local area.
- 2.8 The application site is not understood to be listed, nor locally listed and there are no other listed buildings bordering the application site. The property is also not understood to be located within a conservation area.

- 2.9 From a review of the Environment Agency Flood Map, the application site is not understood to be located within an area at risk from flooding, even in relation to surface water flood risk.

Planning History

- 2.10 From a review of the local planning authority's online search service for historic planning applications, we have noted a number of historic applications on site for various works and alterations.
- 2.11 Applications of potential interest to the determination of this retrospective application includes an application for the erection of a single storey side extension with partial demolition and internal alterations to form new male, female and assisted toilet & baby change, improved kitchen facility with dry & cold store and connecting bin store. new glazed corridor link to garden with associated works to include erection of 2m high perimeter garden fence with 1m high picket fence along car park and installation of new external steel fire escape serving first floor manager's accommodation and escape which was approved by the Council under the provisions of application reference 24/00428/FUL on the 4th July 2025.
- 2.12 There is one additional application of interest, namely application reference 25/00293/FUL, which was also approved by the Council on 28th October 2025 in relation to the following development:
- “Demolition of existing garage, erection of a single storey container to be used as a farm shop (Class E) to the rear of car park and retention of recently erected single storey building to be used as an ice-cream kiosk (Class E) to the front car park.”*
- 2.13 The provisions of the two recent approvals are noted and clearly form some context to the assessment and determination of this further proposal.
- 2.14 However, given the very limited scale, form and design of the two pods, and their siting within the existing beer garden, one does not consider that the scheme either in isolation or commutatively with the consents referred to above represents inappropriate development or overdevelopment of the plot.

Proposed Development

- 2.15 The development subject of this retrospective application seeks to regularise and secure consent for the installation of two outdoor dining pods to the rear of the public house, within the existing beer garden.
- 2.16 The application includes associated ancillary works such as the 2m high composite fencing which encloses the structures. The hardstanding on which the pods are located are understood to have been there in advance of works taking place, and previously simply formed part of the pub's original beer garden.
- 2.17 The structures are limited in scale and height, with only the ridge and part of the roofs of the structures visible from outside of the current fenced area.
- 2.18 The pods are understood to be constructed largely of clear glazing with metal transoms, bases and sliding door mechanisms which are noted to be finished in light grey. The structures include a limited element of internal lighting and a purpose-built internal floor and are of suitable design and scale for the site and their position.
- 2.19 Given the in effect temporary nature of the structures and their limited form, the applicant was simply unaware that planning permission was required for the works as completed, and they are therefore seeking to rectify that position through this proposal.
- 2.20 The application has been supported with a detailed management plan prepared by the applicants confirming how the dining pods will be used, how they will be managed and the associated hours of operation etc. This management plan will help to mitigate the potential impact of the proposals and to limit harm to neighbour amenity.
- 2.21 Given the limited scale and form of the pods now located on site, the fact that they are in reality simply replacing uncovered dining and seating spaces within the existing beer garden, and the safeguards to be put in place via the management plan, which the Council can of course impose by way of condition, the scheme subject of this application is deemed to be wholly compliant with the provisions of the Development Plan.

3.0 Relevant Planning Policy – National Planning Policy Framework Planning and Compulsory Purchase Act 2004

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in

accordance with the development plan unless material considerations indicate otherwise. The following sections set out the key development plan policy considerations and material considerations applicable to this application.

Revised National Planning Policy Framework

- 3.2 The Revised National Planning Policy Framework was last updated in February 2025, and sets out the Government's planning policies for England, and how these are expected to be applied.
- 3.3 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in the decision-making process, and a summary of paragraphs considered material to the determination of this application read as follows:

Section 2 - Achieving Sustainable Development

***"Paragraph 8:** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective—to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

“Paragraph 10: *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”*

“Paragraph 11: *Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

- c) *approving development proposals that accord with an up-to-date development plan without delay; “*

“Paragraph 12: *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 up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually 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.”*

Comment

- 3.4 The application site is sustainably located for the use proposed, with good access to key local services and facilities, including public transport links.
- 3.5 The development is sited within the existing defined settlement boundary and is clearly supporting the existing public house use of the site. In short, the site is deemed to be in a sustainable location, represents the effective and efficient use of the application site, and is for a use which is deemed to be both acceptable and appropriate as a matter of principle.

Section 4 - Decision Making

“Paragraph 39: *Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

“Paragraph 48: *Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations*

indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”

Comment

- 3.6 The proposed development represents an effective and efficient use of land within the urban area, is supporting the delivery of ancillary services to support the long term viability of the existing public house, and to do so on land already in use by the pub for outdoor seating and dining. This application simply seeks to offer some limited covered areas.
- 3.7 The application is also supported with the required documentation to demonstrate the suitability of the development in its setting, and in relation to its impact on neighbouring amenity and the street scene. It is therefore our view that the development proposed is compliant with the provisions of the Development Plan when read as a whole, and we would therefore kindly request that planning consent be granted.

Section 6 –Building a Strong, Competitive Economy

“Paragraph 85: Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

Comment

- 3.8 The National Planning Policy Framework is clear in its requirement for local authorities to support existing businesses to expand, invest and thrive.
- 3.9 This scheme will assist in allowing the public house to continue to offer outdoor dining opportunities regardless of the weather conditions, but to do so in a well managed way, as evidenced by the management plans submitted with the application. The scheme will importantly support the longer-term viability of the existing public house through ensuring dining cover spaces are available indoors and outdoors throughout the year, helping the

business to not only survive, but hopefully grow and remain a valued part of the local community long into the future.

Section 8 – Promoting Healthy and Safe Communities

“Paragraph 96: *Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

- a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) *enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

“Paragraph 98: *To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*

- d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

Comment

- 3.10 Given the nature of the proposed development, this proposal will enhance social interaction and social integration through the ability of the community to continue to meet and dine with friends and family within the existing beer garden at The Unicorn Inn all year round, a service not previously available prior to these works being completed.
- 3.11 The pods allow year-round outdoor dining within suitable hours of operation and will be managed and are located so to ensure that the amenities of existing residents remain protected, if not enhanced by the development.

Section 9 - Promoting Sustainable Transport

“Paragraph 115: *In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

- a) *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) *safe and suitable access to the site can be achieved for all users;*
- c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
- d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*

“Paragraph 116: *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”*

“Paragraph 117: *Within this context, 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.”*

Comment

- 3.12 As set out within earlier sections of this statement, the site is well located for access to public transport links and the main highway network.
- 3.13 As such, we are of the view that the site remains sustainably located and can provide safe and suitable access for the proposed development, and without causing undue harm or parking issues for the wider retained public house use on site.
- 3.14 The level of additional traffic to be created by the proposals is likely to be de minimus, and no parking has been removed or relocated to facilitate the as-built development.
- 3.15 It can be confirmed that the scheme retains off street car parking spaces which is more than sufficient for the use proposed. The scheme will also not necessitate extensive numbers of visitors to the site and will not therefore result in an increased risk to highway safety, nor increase congestion in the local area, or add to existing parking demands.

Section 15 – Conserving and Enhancing the Natural Environment

“Paragraph 187: The issue of whether or not a material change of use will occur as a result of the proposed use will ultimately be a matter of fact and degree in each individual case. The key issues are however, the limited number of young persons proposed to be housed on site, and the materiality in planning terms of any change of use. In our

view given the very low intensity of the use proposed, the limited number of young people and staff to be on site at any one time, the lack of internal or external changes to the property, and the fact that the overall use will not result in greater disturbance, vehicle movements or impact on neighbours than the extant use of the site, all point towards there being no material change in the use of the site.”

“Paragraph 198: *Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

Comment

- 3.16 The installation of the dining pods will have no greater impact on noise levels and neighbour amenities than the existing position, given their siting with an already well-established beer garden.
- 3.17 In fact, one could argue that the development will potentially enhance and improve neighbour amenity, with the pods themselves offering some noise mitigation and the management plan offering further benefit over and above the current position, with the existing beer garden not subject of any limitations.
- 3.18 The scheme as proposed is therefore deemed to be acceptable in relation to potential noise concerns and the impact on residential amenity and will in fact offer betterment over and above the current position, which weighs further in favour of the scheme as applied for.

Summary

- 3.19 It is clear for the reasons set out above that this retrospective development is in accordance with the paragraphs and requirements of the National Planning Policy Framework. Therefore, in line with the provisions of paragraph 11 of the Framework, we would kindly request that the Council grant consent for this scheme.

4.0 Relevant Planning Policy – Knowsley Development Plan

- 4.1 The Local Development Plan is understood to comprise of the saved policies of the Knowsley Replacement Unitary Development Plan (adopted 2006), the Knowsley Core Strategy (adopted 2016), and relevant Supplementary Planning Documents.
- 4.2 This section of the report will address the relevant determinative policies set out within the Development Plan.

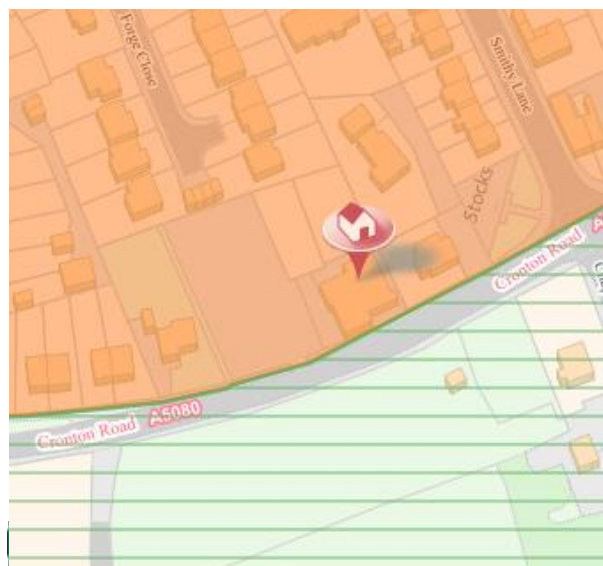


Figure 1: Knowsley Policy Map Extract

- 4.3 As shown in the Proposals Map extract included above, the application site is located within the main, built-up area and within a Primarily Residential Area. The key policies of relevance to the determination of this application are listed below:

Core Strategy Local Plan (2016)

- Policy SD1 – Sustainable Development;
- Policy CS1 – Spatial Strategy for Knowsley;
- Policy CS2 – Development Principles;

- Policy CS4 – Economy and Employment;
- Policy CS7 – Transport Networks;
- Policy CS19 – Design Quality and Accessibility in New Development;
- Policy CS21 – Greenspaces and Trees;
- Policy CS22 – Sustainable and Low Carbon Development; and
- Policy CS26 – Waste Management

4.4 Attention is specifically drawn to the provisions of the following policies:

4.5 **Policy CS2** states that new development will be expected to support a number of development principles including promoting sustainable economic growth, meeting identified community needs, reducing health and other inequalities, and providing opportunities for positive lifestyle and health improvements for residents of all ages.

4.6 The policy also seeks to ensure that development reduces carbon emissions, adapts to the effects of climate change, reduces the need to travel, as well considering environmental impacts and sustainable use of resources.

4.7 These technical issues are understood to have been addressed within the application submission when read as a whole and secures a scheme fully compliant with the policy expectations of policy CS2.

4.8 **Policy CS19** sets out a number of tests for new developments with a view to seeking to enhance local distinctiveness and accessibility of places.

4.9 These tests include consideration of respect for local character and landscape, creating spaces to promote social interaction, providing safe and secure access arrangements, securing a good standard of amenity for existing and future occupiers, as well as meeting the needs of climate change.

4.10 This retrospective scheme as applied for is deemed to meet the tests laid out within policy CS19, and to represent development, which is proportionate, well considered, well located, suitably sited and respectful of the original building, the street scene and neighbour amenity.

Comment

- 4.11 The application site is located within a settlement boundary and one of the allocated Primarily Residential Areas. The site is therefore deemed to be sustainably located and well positioned to meet the needs of the proposed development in accordance with the provisions of the Core Strategy.
- 4.12 The scheme secures the effective and efficient use of an existing site, without undue harms to neighbour amenity, nor the local highway network.
- 4.13 Furthermore, the development is broadening the availability of external dining opportunities within the existing beer garden, and is therefore offering significant social benefit, as well as economic benefit which will support and promote the long-term viability of the existing business. The scheme is therefore deemed to be wholly consistent with the provisions of the adopted Core Strategy.

Saved Policies of the Knowsley Replacement Unitary Development Plan (2006)

- 4.14 The key determinative saved policies are understood to include:
- Policy H5 – Development within Primarily Residential Areas;
 - Policy T7 – New Development and Walking & Cycling Routes;
 - Policy T10 – Access for the Less Mobile;
 - Policy DQ2 – Security in the Built Environment;
 - Policy DQ4 – Trees and Development;
 - Policy ENV2 – Noise and Vibration; and
 - Policy ENV3 – Light Pollution.
- 4.15 Of the saved policies detailed above specific attention is drawn to the provisions of the following policies.
- 4.16 **Policy H5** confirms that new development within Primarily Residential Areas which is for uses appropriate to a residential area will be permitted, provided that the development would not have an unacceptable impact on neighbour amenity, nor adversely affect the character or street scene.

Comment

- 4.17 As set out above, the application site is located within the existing, built-up area and within a Primarily Residential area.
- 4.18 The site benefits from sufficient off street car parking to service the needs of the proposed development.
- 4.19 The proposals have been carefully considered, sited and designed to not only limit their visual impact on the street scene, but also to minimise harm to neighbouring residents from loss of light, overshadowing, overbearing impacts and general disturbance and activity.
- 4.20 The dining pods are sited within the existing beer garden of the public house, which has been in situ for a significant period, and offer no greater harm or impact than the existing uncovered tables.
- 4.21 In reality, with the enclosed nature of the as implemented pods, and the additional securities provided by the as submitted management plan, we are not of the view that these proposals result in detrimental harm to amenity, and certainly not to a degree which justifies refusal of this application
- 4.22 The scheme is therefore deemed to meet the policy tests laid out within Policy H5 and will in fact in our view be a positive addition to the site, settlement and wider local community.
- 4.23 **Policy ENV2** outlines that development that will either cause an unacceptable increase in noise or vibration levels, or itself be subject to unacceptable noise or vibration from an existing source will not be permitted.
- 4.24 The policy goes on to confirm that where developments are permitted, conditions may be attached to the planning permission to ensure effective noise insulation or other required mitigation measures are carried out.
- 4.25 In this instance given that the dining pods are enclosed structures, we remain of the view that the pods themselves offer some mitigation against noise travel and impacts on neighbour amenity when compared against the existing ability for pub customers to utilise the beer garden, and sit at outdoor tables with no opportunities to manage the ability of

noise to travel. In addition, the applicant has submitted, and is willing to accept by way of a condition, the imposition of a management plan which sets out how the pods will be used and managed, including opening hours etc.

- 4.26 This will offer a significant betterment to neighbour amenity over and above the existing position. This fact further weighs heavily in favour of the scheme as applied for.

Supplementary Planning Documents

- 4.27 We have had regard to the list of adopted Supplementary Planning Documents in force in Knowsley, and draw specific attention the following documents:

- Ensuring a Choice of Travel SPD;
- Design Quality in New Development SPD; and
- Trees and Development SPD

- 4.28 The scheme as applied for is not understood to fall foul of any of the above or other relevant planning guidance, and there is therefore a legitimate expectation that the proposals will be found to be acceptable as a matter of principle.

Principle of Development

- 4.29 In land use planning terms, the site is located within the main built-up development area of Cronton.
- 4.30 This application seeks to secure retrospective consent for the erection of two detached small dining pods within the existing beer garden of a long-established public house, within an established residential street, and would represent an effective and efficient use of the plot, in accordance with the provisions of the Development Plan.
- 4.31 The proposals seek to support the on-going viability of the existing operation, and to offer new services and dining opportunities for customers all year round. In our view the adopted development plan is supportive of such developments, subject to no detrimental impact on neighbouring amenity and highways issues.
- 4.32 The scheme has been shown to meet those tests within the application when read as a whole and is therefore deemed to be acceptable.

- 4.33 In light of the above, the application is deemed to be in accordance with the provisions of the Development Plan, as it relates to the use of land within a residential area. The development remains commensurate with the character of the wider site, local area and can be shown to be protecting residential amenity through the proposed imposition of a management plan to control hours of operation and how the pods are to be utilised. The local highway network is also not unduly affected by the function of the premises.
- 4.34 In addition to being in accordance with the provisions of the development plan, there are also a number of other material considerations which also weigh in favour of the grant of consent, and these are set out in further detail below.
- 4.35 The scheme is therefore deemed to be acceptable as a matter of principle, and we look forward to working with the Council on a timely positive determination of the application.

Material Considerations

- 4.36 In addition to the application being compliant with the Development Plan, it is clear that numerous material considerations exist that further weigh in favour of this application.
- 4.37 These considerations include the material benefit to be achieved for the wider local community through the delivery of year round covered outdoor dining spaces on site, the fact that these works have taken place wholly within the original beer garden of the pub is clearly highly material to the determination of this application when assessing harm and impact etc, as is the proposed management plan which has also been submitted as part of the application bundle.
- 4.38 The proposals are also importantly small scale in nature and limited in relation to the extent of built development which has taken place on site, and in that regard is not deemed to result in detrimental harm to the visual amenities of the street scene, nor the outlook from neighbouring properties.
- 4.39 The scheme will however promote and support the local economy by allowing the applicants to offer two tables of year-round external dining, supporting job retention and job creation, and represents a positive investment into the existing site, which will of course then assist in promoting and protecting the long-term viability of the public house.

5.0 Conclusions

- 5.1 This Planning Statement (the 'statement') has been prepared on behalf of the applicant, to support a full planning application for the following proposed development:

'Retrospective application for the installation on two 'outdoor dining pods' to the rear of The Unicorn Public House.'

- 5.2 The proposals forming this application have been well considered, taking into account local context and need, as well as the amenity of neighbouring residents. The nature and design of the proposed development is consistent with the provisions of the Development Plan and wider site. The site is sustainably located, with sufficient car parking retained on site to service the needs of the development subject of this application.
- 5.3 It has been demonstrated throughout this submission that the development subject of this application, accords with the relevant statutory duties and the Development Plan when read as a whole. The proposed development is acceptable in principle, by virtue of the provisions of the National Planning Policy Framework and the Knowsley Development Plan. Furthermore, numerous other material considerations weigh in favour of the grant of consent.
- 5.4 Section 70(2) of the Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an application accords with the relevant Development Plan, and material considerations are in favour, applications should be determined positively. As such, based on the above principles, we would therefore kindly request that the Council seek to support this proposal and issue a grant of consent for the proposed change of use without delay.