

9 LONGVIEW ROAD, PRESCOT, L35 8LN

PLANNING STATEMENT

on behalf of
N FOSTER

SEPTEMBER 2026

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Version	Date	Reason for revision
01	04/09/2026	First issue.
02	07/09/2026	Minor amendment following client comment.
03		
04		

1. Introduction

- 1.1 This Planning Statement is submitted in connection with a planning application for full planning permission for the *'Use of an existing outbuilding within the curtilage of the existing dwellinghouse as a wellness studio'*. No operational development is involved with the proposal.
- 1.2 The Statement considers the key local planning policies relevant to the site and the development. It provides an assessment of the development against the policy requirements and puts forward any material considerations that are also relevant to the application.
- 1.3 The application property is located within the Primarily Residential Area on the Local Plan policies map. It is not located within a Conservation Area and no other similar statutory designations apply to the application site.
- 1.4 The planning application package includes the following material:
- Completed planning application form and Certificate of Ownership,
 - Drawing pack including:
 - 238_SP_001 – Existing location plan
 - 238_SP_005 – Existing and proposed site plan
 - 238_SP_006 – Existing and proposed outbuilding plans and elevations
 - Planning Statement.

2. The Proposal

2.1 The proposal seeks to use an existing outbuilding within the curtilage of the existing dwellinghouse as a wellness studio. The building is currently used as a garden room which is for purposes incidental to the enjoyment of the occupiers of the dwellinghouse.

2.2 The outbuilding will be used to provide complementary wellbeing treatments, including relaxation massage, Reiki and, in the future, holistic facial treatments. All treatments will be carried out on a strict one-to-one basis and by appointment only. Page | 4

2.3 The applicant will be the only person working from the premises. Only one client will be present at any one time, with appointments scheduled to include a minimum 30-minute interval between clients. This will prevent any overlap and minimise vehicle movements. Appointments will last around one hour.

2.4 It will operate on a small scale with limited daily appointments, seeing a maximum of five clients a day. The proposed working hours are anticipated to be:

- Monday: 1000 to 1800 hours
- Tuesday: 1000 to 1800 hours
- Wednesday: 1200 to 1900 hours
- Thursday: 1000 to 1700 hours
- Friday: 0900 to 1400 hours
- Saturday: 1000 to 1400 hours

Appendix A provides an indication of the number and duration of appointments for the above days and hours.

2.5 The property has on-site parking for three vehicles. One space will normally be occupied by the applicant's vehicle, leaving two spaces available for clients. The property is conveniently located close to public transport, including bus routes and two nearby railway stations, meaning not all clients are expected to travel by car.

2.6 Access to the treatment room is via a secure side gate leading directly into the rear garden. Clients will not need to enter the main house. The outbuilding will contain its own toilet and handwashing facilities, allowing the business to operate independently from the main house.

2.7 The nature of the treatments is quiet and low impact, generating no significant noise, vibration or disturbance to neighbouring properties. There will be no amplified music, machinery or group sessions. Any background music used during treatments will be at a low volume for relaxation purposes only.

2.8 Waste generated by the business will be minimal, consisting primarily of small amounts of general waste and recyclable packaging, all of which will be disposed of responsibly through normal household waste arrangements where appropriate.

2.9 The business is a modest home-based enterprise that is compatible with the residential character of the area and will not have any material impact on neighbours, parking availability or local traffic.

3. The Site and its Surroundings

- 3.1 The application property comprises a two storey end terrace dwelling, within a short terrace of 4 dwellings, with two existing outbuildings, a long rear garden with a lawn and paved area and hard standing to the front providing curtilage parking. There is a side gate between the side boundary and the dwellinghouse providing separate access from front to rear of the property.
- 3.2 The outbuilding is located to the rear of the paved area to the rear of the dwellinghouse. It is finished in brick and has an asphalt roof. It has two windows on its north (side) elevation, French style doors to the west (rear) elevation and a door and small window to the east (front) elevation.
- 3.3 To the north of the application property is one of the mid terrace dwellings (no. 11) and its garden which is similar in length.
- 3.4 To the south of the application property is a two storey semi-detached dwelling (no. 7) which includes a single storey extension to the side and rear along the side adjacent to the application property. This property includes a rear garden similar in length to the application property.
- 3.5 To the west of the application property is an area of enclosed land between the rear gardens of the properties on Longview Road and the adjacent Whiston Hospital car park. This area of land includes trees and hedges along its boundaries.
- 3.6 To the east of the application property are the two storey end and mid terrace dwellings (no. 10 & 12) which include curtilage parking to the front.
- 3.7 Longview Road has on-street parking for permit holders only between 0700 and 1900 hours on Mondays to Fridays. Property owners along Longview Road are allocated permits.
- 3.8 There are bus stops on Warrington Road within easy walking distance of the application property. These provide regular weekday and weekend services between Liverpool and St Helens (service 10A). There are 4 rail stations within 1.7km walk with Rainhill and Eccleston Park being 1.2km and 1.5km walking distance. Whiston Hospital, a potential source of clientele for the wellness studio, is located 350m walking distance to the south of the application property.

4. Planning History

4.1 From a search on the Council's planning portal the following applications relate to the application property:

- 11/00606/FUL: Erection of single storey side extension – granted 14/12/2011.
- 74/09883/HIST: Erection of kitchen extension - granted 12/12/1986.

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4.2 The following recent applications relate to properties adjacent to the application property:

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- 24/00268/FUL: Erection of a single storey side and rear extension – granted 02 July 2024.
- 20/00625/FUL: Demolition of detached garage and erection of a two storey side and single storey side and rear extension – granted 04 December 2020.

11 Longview Road

- 94/00766/APP: Erection of porch and canopy to front of dwelling and .. (no further information on the portal) – granted 30 January 1995.
- 74/11346/HIST: Erection of kitchen extension to rear of dwelling and en suite bathroom to first floor – granted 28 August 1989.

10 Longview Road

- 18/00584/FUL: Erection of part two storey, part single storey extension to side – granted 17 January 2019.

4.3 There have been a number of applications granted for similar proposals within the borough which are listed below:

3 Bradfield Road, Roby, L14 7AQ

21/00725/FUL: Conversion and change of use of detached garage of existing residential dwelling to form holistic therapy studio (Sui Generis), dwelling to remain residential (Use Class C3) – granted 13 April 2022.

40 Kemble Street, Prescott, L34 5SQ

21/00362/COU: change of use from residential dwelling (Use Class C3) to reiki treatment studio (Use Class E) – granted 6 July 2021.

6 Bede Close, Tower Hill, Kirkby, L33 4EN

21/00162/FUL: Erection of a log cabin outbuilding for use as beauty salon within curtilage of existing dwellinghouse – granted 6 July 2021.

3 Bradfield Road, Roby, L14 7AQ

20/00523/FUL: Erection of a rear outbuilding for the use as a part holistic therapy suite part summer house (Use Class D1/C3) – granted 16 December 2020.

4 Biglands Drive, Huyton, L36 0XS

14/00079/COU: Change of use of residential detached garage to beauty business (Sui Generis), together with installation of window to replace existing garage door – granted 17 April 2014.

24 Tewkesbury Close, Halewood, L25 9RY

12/00758/COU: change of use of residential dwelling (Use Class C3) to a Sui Generis use of residential dwelling/beauty treatment facility – granted 22 February 2013.

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5. Relevant Planning Policy

- 5.1 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) (August 2026) 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 Planning Practice Guidance (PPG).

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National Planning Policy Framework (August 2026)

- 5.2 The updated version of the Framework was published on 17 August 2026 and it replaces the previous version published in December 2024. The Framework contains general procedural policies for decision-making and decision making policies on thematic issues. Taken together, the policies for decision-making (both procedural and thematic) comprise a set of national decision-making policies.
- 5.4 The national decision-making policies should also be read as a whole (including relevant footnotes and annexes). Some of these policies indicate how much weight the government would expect a particular consideration to be given, including cases where it is appropriate to give substantial weight to certain benefits, and the limited circumstances in which it is expected that permission would be refused.
- 5.5 The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication. Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

Achieving sustainable development: National decision-making policies

S3: Presumption in favour of sustainable development

- 5.6 (1) Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

S4: Principle of development within settlements

- 5.7 (1) Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
- 5.8 (2) In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
- a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

Ensuring the vitality of town centres: National decision-making policies

TC3: Main town centre uses outside town centres

- 5.9 (1) A sequential test should be applied to proposals for main town centre uses for which planning permission is required, where these are neither in an existing centre nor in accordance with an allocation for that purpose in an up-to-date development plan.
- 5.10 The Glossary to the NPPF defines main town centre uses as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); banks; professional services; offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Promoting healthy communities: National decision-making policies

HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

- 5.11 (1) Substantial weight should be given to the benefits where (b) Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community.

Pollution, public protection and security: National decision-making policies

P3: Living conditions and pollution

- 5.12 (1) Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area
- 5.13 (2) Within this context development proposals should (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.

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Adopted development plan

- 5.14 The relevant development plan for the area in which the application property is located consists of the Knowsley Local Plan Core Strategy (2016) and the saved policies within the Knowsley Replacement Unitary Development Plan (2006). The site is located on land designated as Primarily Residential Area (PIA) on the Local Plan policies map. The following policies are relevant to the site and proposed development:

Knowsley Local Plan Core Strategy (2016)

- CS2 - Development Principles
- CS4 - Economy and Employment
- CS6 - Town Centres and Retail Strategy
- CS7 - Transport Networks
- CS19 - Design Quality and Accessibility in New Development

Saved policies within the Knowsley Replacement Unitary Development Plan (2006)

- H5 - Development within Primarily Residential Areas

- 5.15 The following guidance is also relevant:

- Ensuring a Choice of Travel Supplementary Planning Document (2010)

- 5.16 There is no neighbourhood plan in force for the area.

6. Policy Assessment

6.1 This section assesses the proposal against the relevant policies within the adopted development plan.

Principle of development

6.2 The proposal is for a small-scale wellness studio providing less than 19sqm of floorspace within an existing outbuilding to a dwellinghouse. The modest size of the proposal is not considered to come under the definition of a main town centre use. The NPPF defines a main town centre use in respect of a use such as a wellness studio (Use Class E(d)) as 'more intensive sport and recreation uses' including health and fitness centres, indoor bowling centres and bingo halls. The size, scale and proposed usage of the existing outbuilding as a wellness studio does not constitute an intensive sport or recreational use. It also does not come under any of the other uses listed under main town centre uses within the NPPF. As such the proposal is not considered to require a sequential assessment. It is noted that the applications referenced at section 4.3 also did not require a sequential assessment to be provided. It is therefore considered that KLPCS policies CS4(5) and CS6(2) requiring a sequential test is not required in this instance.

6.3 The proposal meets a number of the development principles set out a KLPCS policy CS2 including:

- Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by: (d) Providing opportunities for positive lifestyle choices and health improvement for people of all ages.
- Principle 3: Reduce the need to travel and increase accessibility by: (a) Selecting locations that reduce the need to travel, especially by car, and enable people as far as possible to meet their needs locally; and (d) Supporting the provision and retention of shared space, community facilities and other local services (such as local shops, health facilities, education provision, meeting places, sports venues, cultural buildings, public houses and places of worship).

6.4 KRUDP policy H5 states 'New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:

a) Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or

b) Adversely affect the character or street scene of the area.

6.5 The 'Explanation' to the policy states some non-residential development and uses such as local services may be appropriately sited within a Primarily Residential Area with the benefit that these can be located close to where people live. Such uses should avoid causing loss of amenity for neighbours and planning conditions may be imposed where necessary (for

example covering opening hours or parking facilities) to ensure that such uses do not adversely affect occupiers of neighbouring properties.

Character and street scene

- 6.6 The building already exists as an outbuilding for purposes incidental to the enjoyment of the dwellinghouse, i.e., a garden room. There are no proposed alterations to the elevations or roof of the building. Its appearance will remain as existing which retains its character as a secondary building to the dwellinghouse. It is located to the rear of the dwelling and screened from the street by it and a side fence and gate. It is therefore considered appropriate to the character of the area and the street scene. It is considered to accord with the relevant aspects of KLPCS policy **CS19** and KRUDP policy **H5**.

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Residential amenity

- 6.7 The proposal is for a modest scale wellness studio with the applicant and owner of the property being the sole employee working from the business. The applicant is content for a condition to be applied to restrict the use to a wellness studio and for no other purpose. They are also content for a condition to be applied to restrict the use of the studio to the owner/occupier of the dwellinghouse in order that the dwelling and the studio could not become separate uses and planning units.
- 6.8 The applicant has proposed the hours and days that the wellness studio will operate. With appointments lasting one hour and having a 30 minute gap between appointments the maximum number of clients per day is 5. Over the week, the maximum number of clients is 26. Again, the applicant is content for a condition to be applied that restricts the use to not operating outside of these hours and days. The applicant does not wish to operate the business on Sundays or Bank Holidays.
- 6.9 The applicant does not intend to use machinery. Music will be played which will be soft, ambient and nature based soundscapes. However, these will be at low levels and will not be amplified.
- 6.10 There are no external alterations to the outbuilding and therefore there are no impacts on the living conditions of neighbours in terms of overshadowing, overbearance or overlooking.
- 6.11 In light of the above, the proposal is not considered to harm the amenity of neighbouring residents. It is considered to accord with the relevant aspects of KLPCS policy **CS19** and KRUDP policy **H5** and NPPF policy **P3**.

Highways and access

- 6.12 The front curtilage has space for 3no. vehicles to park off street. Longview Road is a permit holders parking area. The applicant, and owner of the property, has a parking permit for themselves and a visitor to park on the street.

6.13 Nevertheless, the curtilage parking area will provide two spaces for the residents of the property and one for the client. With the 30 minute gap between clients there should be no need for parking on-street. However, if there were occasions where this was necessary the applicant has a visitor parking permit that can be used. The modest scale of the proposal means that there will be a maximum of between 3 to 5 clients per day, depending on the day. This level of traffic is not considered to cause a severe impact on the road network or to highway safety or residential amenity in terms of additional parking.

6.14 The site is accessible by foot to a wide residential catchment area and to bus stops and local rail stations. It is also within walking distance to Whiston Hospital. Therefore, other modes of transport are available to access the site.

6.15 Access to the studio is via a gate between the dwelling and the side boundary fence. As such clients are able to enter the studio without having to enter the dwelling. This external route is next to the adjacent property's single storey side and rear extension which is separated by a tall fence which screens this extension from the application property.

6.16 There is room on the rear paved area adjacent to the outbuilding to park a bicycle if the client has travelled by this mode of transport.

6.17 The proposal is not considered to have an unacceptable impact on highway safety. As such it accords with the relevant aspects of KLPCS policies **CS7** and **CS19**.

Biodiversity Net Gain

6.18 The proposal does not include any extensions or new development. It relates to the change of use of an existing building. It is therefore a de-minimis exemption from the requirement to provide 10% biodiversity net gain.

Healthy communities

6.19 NPPF policy **HC4(1)(b)** states that substantial weight should be given to the benefits where development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community. Although in this case, the wellness studio is modest in scale it will make a contribution towards preventing ill-health and fostering health improvement. Although substantial weight cannot be attributed to this proposal, some weight should be attached to the health benefits that will accrue from the proposal.

7 Conclusion

- 7.1 This planning application is for the use of an existing outbuilding as a wellness studio/ The Statement has described the proposed use including the proposed days and hours of operation and appointments schedule. It is a modest scale operated by the owner of the property only with a maximum of between 3 to 5 clients per day.
- 7.2 The Statement has demonstrated that the proposal complies with the relevant elements of policies within the statutory development plan. It has been demonstrated that the proposal will not harm the character of the property and local area and does not harm the amenity of existing residents.
- 7.3 In line with policies S3 and S4 of the NPPF, the presumption in favour of sustainable development should be applied as the benefits of the proposal are not substantially outweighed by any adverse effects. As such it is respectfully requested that planning permission is granted without delay.

Appendix A: Appointments Schedule

Days/ Appointments	M	T	W	T	F	S	Total for week
1	1000- 1100	1000- 1100	1200- 1300	1000- 1100	0900- 1000	1000- 1100	
2	1130- 1230	1130- 1230	1330- 1430	1130- 1230	1030- 1130	1130- 1230	
lunch	lunch	lunch		lunch			
3	1400- 1500	1400- 1500	1500- 1600	1300- 1400	1200- 1300	1300- 1400	
4	1530- 1630	1530- 1630	1630- 1730	1430- 1530			
5	1700- 1800	1700- 1800	1800- 1900	1600- 1700			
Total no. of appts per day	5	5	5	5	3	3	26