

<u>APPLICATION NO:</u>	25/00438/CLD	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	4C St Aidans Grove, Huyton, Knowsley, L36 8JE		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE WITHIN EXISTING DWELLING FOR THE PROVISION OF AN PRIVATE HIRE TAXI SERVICE		

Site Description

Two-storey end-of-terrace dwelling located on the cul-de-sac of St Aidans Grove, Huyton. The dwelling is characterised by brick to all elevations, a tiled gable roof and white UPVC windows. It benefits from a conservatory to the rear.

There is off-street parking available to the side of the property for 3-4no. vehicles.

The existing use class of the property is a C3 Dwellinghouse.

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

Proposal

Application for a Certificate of Proposed Lawful Development for the provision of a private hire taxi service within the existing dwellinghouse.

The private hire taxi firm would consist of 1no. driver (the applicant) and 1no. vehicle.

The day-to-day activities would include:

- Receiving and responding to phone calls / texts / emails from customers who are looking for pre-booked taxi services – such as airport transfers.
- Keeping track of booked trips and making sure to adhere to the times.
- Maintaining the cleanliness of the vehicle.
- Maintaining the roadworthiness of the vehicle by carrying out regular checks on oil level, screenwash level, tyre depths, lights, windscreen wipers etc.
- Other aspects of the business such as book-keeping and various admin tasks necessary for the running of the business.
- The hours of operation would be flexible depending on the requirements of the customers.
- Phone and email will be available 24/7 – i.e. if there are any early morning airport transfers.

Consultations

None required.

Representations

None required.

Planning History

00/00324/FUL	Erection of 5no. two storey dwellings and replan to plots 45-50 comprising rear garden extensions Granted (24.08.2000)
97/00119/APP	Substitution of house types (plots 93-190) Granted (16.06.1997)
95/00386/APP	Erection of 190no. 2 storey dwellings and construction of new access Granted (26.07.1996)
74/12465/HIST	Proposed erection of 270no. dwellings and new access Withdrawn
74/03328/HIST	New staff toilet and classroom unit Granted (18.08.1978)

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposal is for a Certificate of Proposed Lawfulness to use a residential dwelling as a private hire taxi service.

The private hire taxi service would have 1no. taxi driver (the applicant) and 1no. taxi vehicle. The day-to-day activities of the service would include receiving and responding to customers who are looking for pre-booked taxi services, administration such as monitoring booked trips, maintaining the cleanliness of the vehicle and maintaining the roadworthiness of the vehicle by carrying out regular checks. The hours of operation would be flexible depending on the requirements of the customers.

The Town and Country Planning (Use Classes) Order 1987 as amended:

The key questions are whether the proposal would:

- a. Fall within Class C3 of the Town and Country Planning (Use Classes) Order 1987 as amended (the UCO).
- b. If required whether the changes would constitute a material change of use.

Use Class C3

Use Class C3 of the UCO is sub-divided into 3 parts: C3(a) use by a single person or by people to be regarded as forming a single household; C3(b) use as a

dwellinghouse where care is provided for residents; and C3(c) use by not more than six residents living together as a single household where no care is provided to residents.

Proposed Use

Guidance

In relation to whether the application would constitute a material change of use, the government's Planning Practice Guidance states that whether a material change of use is matter of fact and degree based on the individual merits of a case.

"When does a change of use require planning permission?

A change of use of land or buildings requires planning permission if it constitutes a material change of use. There is no statutory definition of 'material change of use'; however, it is linked to the significance of a change and the resulting impact on the use of land and buildings. Whether a material change of use has taken place is a matter of fact and degree and this will be determined on the individual merits of case.

If planning permission is required for change of use, there may be permitted development rights which allow change of use without having to make a planning application. Paragraph: 011 Reference ID: 13-011-20140306"

Assessment

Change of Use

In relation to the proposed use of the property, the private hire taxi firm would have a maximum of 1no. driver (the applicant) and 1no. vehicle. Based on the information submitted, the day-to-day activities would include receiving and responding to queries from customers who are looking for pre-booked taxi services, monitoring booked trips, maintaining the cleanliness of the vehicle and roadworthiness of the vehicle, and other administrative tasks. The hours of operation would be flexible depending on the requirements of the customers and phone / email would be available 24 hours a day, 7 days a week.

As the private hire taxi firm would be based within the dwellinghouse, this would be ancillary to the main use as a dwelling, as the taking of calls / admin tasks would be no different to the standard person working from home. It is therefore considered no change of use would take place at the application site.

Material Change of Use

As there would only be 1no. taxi driver (the applicant) and 1no. vehicle associated with the private hire taxi firm, these are factors in favour of the change not being material. Additionally, the applicant lives within the dwellinghouse, and no customers would visit the application site.

As there would only be 1no. driver and 1no. vehicle, the movement would be no different to that of a private hire taxi driver working for a larger taxi firm within the wider Liverpool City Region. Furthermore, the carrying out of regular maintenance on the vehicle (such as regular checks on oil levels, screenwash etc.) would be no different to carrying out standard checks on a private (non-business use) vehicle. Therefore, it is considered that the introduction of a private hire taxi firm within the

dwellinghouse would be ancillary to the property, and the change would not be material.

Conclusion

The proposed introduction of a Private Hire Taxi Service within the dwellinghouse is considered to be acceptable, and a certificate of proposed lawfulness should be **granted**.

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **05.09.25**

Informatives

N/A

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Site Photographs

