

**DESIGN AND ACCESS STATEMENT ATACHED TO THE CHANGE OF USE FROM RESIDENTIAL DWELLING
(USE CLASS C3) TO A COMMERCIAL PREMISES FALLING UNDER USE CLASS E AT 12 LEYLAND STREET,
PRESCOT. L34 5QP**

STATEMENT PREPARED BY: MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED

ON BEHALF OF: MRS K MAWDSLEY @ SKIE PROPERTIES LIMITED

DATE: APRIL 2026

1. INTRODUCTION & THE PROPOSED DEVELOPMENT

This Design & Access Statement (DAS) has been prepared to support a planning application that proposes the material change of use of the building from residential dwelling (use class c3) to a commercial premises falling under Use Class E. No changes whatsoever are proposed to the external appearance of the building.

The plans that are submitted with the planning application show the extent of the material change of use and are annotated to that any reader can fully understand the extent of the proposed development. For the avoidance of doubt, the submitted plans are annotated as follows:

- The proposed development is restricted to a material change of use of the building.
- There are no changes to be made to the external appearance of the building.
- There are no new or replacement materials proposed to the external appearance of the building.
- There are no changes proposed to the existing car parking arrangements in this Town Centre location.
- The inter-action of the building with regards to its position in Prescott Town Centre and the Prescott Town Centre Conservation Area, would be unaltered, causing less than significant harm to the Conservation Area.

2. THE LOCAL PLANNING AUTHORITY (LPA) INVALID LETTER DATED 13/3/2026

Following the submission of the planning application, the LPA sent out an invalid letter to advise the applicant and Planning Agent that planning application 26/00091/COU was invalid for the following reasons and we have commented on those reasons in red:

MAT DESIGN LIMITED Planning & Building Control Consultancy Tel: 07850203448 Email miketa@blueyonder.co.uk	Project: CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO A COMMERCIAL PREMISES FALLING UNDER USE CLASS E AT 12 LEYLAND STREET, PRESCOT. L34 5QP	By: MCC	Date: 21/4/2026 Revision:
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- Materials Specifications including name and manufacturer are required for this planning application (samples may subsequently be requested). Materials should have regard to the existing/ surrounding character of the development site – **The planning application does not involve the use of materials, which is clearly stated on the submitted plans,**
- As the development proposal is either on sites which affect or are considered to have the potential to affect Designated Heritage Assets or their settings a Heritage Impact Assessment (HIA) is required – **A separate submission is made to deal with the HIA,**
- Your planning application will need to be accompanied by Photographs & photomontages. Photomontages should be undertaken at different times of the year when trees are in leaf and bare. They should ensure that they include photos of the heritage asset in its setting and cover the visual impacts on openness when related to developments in the Green Belt – **The application site is not in the Green Belt and there are no trees at the development site. There are several small trees along Leyland Street, but these are not affected in any way whatsoever by the material change of use that is proposed,**
- The proposed floor plans roof plans have been labelled as the existing plans. Please amend and resubmit – **We checked the plans originally submitted and they were labelled correctly,**
- There appears to be changes to the elevations such as the removal of the front bay window therefore please provide existing and proposed elevations – **As set out on the plans and earlier in this DAS, there are absolutely no change to the elevations of the building.**

3. THE APPLICATION SITE & ITS LAND USE ALLOCATION

The site that is the subject of this planning application is a residential property set across 2 floors, which is located to the east side of Leyland Street, Prescott. In terms of the setting of the site within the surrounding area, the application site is located within both the Prescott Town Centre and the Prescott Town Centre Conservation Area.

For purposes attached to the consideration of this planning application, the site is in a highly sustainable location.

3. PLANS AND INFORMATION PRESENTED TO SUPPORT THIS PLANNING APPLICATION

The following plans and information are presented to support the consideration of this planning application:

- The site location plan,

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- The existing and proposed plans floor and roof plans,
- The Design & Access Statement (DAS) and,
- The Heritage Impact Assessment (HIA).

4. ACCESSIBILITY AND HIGHWAY MATTERS

The site is accessible to the surrounding road and footpath network and is easily accessible to the surrounding area and local services. In addition, it is also considered that the proposed development would also comply with modern building regulation standards, thereby meaning that the building must be accessible to comply with Approved Document M (Access to and use of buildings).

No elements of the development would impact on or have an adverse impact on residential amenity, nor would the development severely affect highway or pedestrian safety.

5. DESIGN PRINCIPLES & LAYOUT

There are no elements of the proposal that would cause visual harm to the character and appearance of the building or the setting of the building in its immediate or wider surrounds.

6. ECONOMIC VIABILITY OF THE SITE

The proposed alterations to the premises will help to promote the economic viability of the site by enhancing its viability in Prescott Town Centre.

7. CONCLUSIONS

The proposals for the site are a sustainable form of development, as described in paragraph 8 of the National Planning Policy Framework 2024. As such, we do not consider that there are any material planning considerations as to why this application should not be approved by the Council