

**A/845**

**CHANGE OF USE OF GROUND FLOOR TO RETAIL (FLORIST'S SHOP)  
WITH OWNER'S ACCOMMODATION AT FIRST FLOOR. ALTERATIONS TO  
FORM A NEW SHOP FRONT.**

**Planning Statement**

**John Rowe RIBA Chartered Architect**  
16 High Street  
Great Eccleston  
Preston PR3 0YB  
Tel 01995 238020

E-mail  
[rowearchitecture@aol.com](mailto:rowearchitecture@aol.com)

## **1. Description of the site and proposals**

- 1.1. The development site occupies an area to the north of High Street, Great Eccleston. The proposed development site is presently a detached private dwelling and outbuildings within an established residential curtilage
- 1.2. The proposals involve the change in use of the building to a florist's shop at ground floor with owner's accommodation at first floor level and includes material alterations to the appearance of the building involving the removal of the existing bay windows and the installation of a new shop front.
- 1.3. The nearest public highways are High Street which lies directly to the north of the application site and Chapel Street which is directly to the east of the application site. The building is set back off from High Street and is separated by a garden area.
- 1.4. The site has an existing access and parking area to the rear (north) of the existing building leading directly from Chapel Street and an existing garage/storage building is located within the curtilage to the north-west of the main building. The storage building is directly adjacent to the servicing area accessed from Chapel Street.
- 1.5. The site is located on the edge of the retail area of the settlement centre. It is within a mixture of residential and commercial uses. The building directly to the west of the site was formerly the village post office and is now a pilates studio and shop.
- 1.6. Public access to the proposed retail area will be wheelchair accessible and leads directly from High Street

## **2. Relevant planning Policies**

2.1. The main policies of the Wyre Local Plan 2011-2031 which are relevant to this proposal appear to be: SP1; CDMP1; CDMP2; CDMP3; CDMP6.

2.2. Figure 4.1 in the Wyre local Plan 2011-2031 designates Great Eccleston as a Rural Service Centre.

2.3. The site falls Policy SP1 of the Wyre local Plan 2011-2031 according to the Adopted Policies Map.

2.4. Policy CDMP1 requires that the proposed use does not conflict with existing uses.

2.4.1. The building which is subject to the proposed development is a detached building within its own curtilage.

2.4.2. The proposal site is on the periphery of the main retail area of Great Eccleston and has a commercial building directly to the west of the site.

2.4.3. There is adequate separation from nearby dwellings thereby avoiding any loss of amenity through overlooking, and the proposal will not give rise to any unacceptable noise issues.

2.4.4. The proposal will not duplicate any other retail provision within the locality.

2.5. Policy CDMP2 relates to sustainability, including mitigation of any flood risk impact.

2.5.1. The proposal site is not within an area at risk of flooding according to the Environment Agency's latest information (see Appendix 1).

2.6. Policy CDMP3 concerns matters of design.

2.6.1. The proposal will enhance the character of the area through the provision of the new shop front.

2.6.2. It will generate activity and provide a positive contribution to the settlement, assisting in developing an attractive and coherent townscape.

2.6.3. The proposal site is located just off the Square and is easily accessed on foot and respects the existing permeability and connectivity of the area.

2.6.4. Adequate provision is available for the effective and efficient management of commercial waste and recycling.

2.7. Policy CDMP6 is concerned with accessibility and transport.

2.7.1. The proposal will not prejudice the safe, efficient and convenient movement of all highway users.

2.7.2. There are no alterations proposed to the existing access arrangements, off-street parking exists and ample opportunities for customer parking exist within the immediate vicinity.

2.7.3. Safe and adequate vehicular, pedestrian and cycle access to and from the site is available.

2.7.4. The site is within very close proximity to bus stops in the centre of the village and is easily accessible on foot from these.

2.7.5. The needs of disabled users have been considered and the proposal will provide full disabled access both into the building and to and from local public transport facilities.

2.7.6. The level of additional activity generated through the proposed use will not prejudice highway safety.

### **3. Layout, landscape and relationship between public and private spaces**

3.1. The proposed site plan (A845.SP01) shows the proposed building within its immediate setting. The general site layout is to remain unchanged.

3.2. The proposed retail use is located close to the other retail buildings in the settlement.

3.3. There is no duplication of services provided by other retail outlets within the village and the proposed use will enhance and diversify the economic activity of the settlement.

3.4. Directly to the west of the site is a commercial building. The east elevation of that building directly abuts the western boundary of the proposal site.

3.5. There is adequate space within the external curtilage of the site to accommodate facilities for waste and recycling storage and direct access via the existing site entrance onto Chapel Street enables roadside collection of waste and recycling.

### **4. Access**

4.1. The site is easily accessible on foot from the centre of the settlement and the public transport facilities located on The Square.

4.2. Ample public parking exists within short and easy walking distance of the site.

4.3. The pedestrian access to the site is off High Street via a path leading to the main entrance to the building.

4.4. The entrance to the first-floor accommodation and the service access to the shop will be via the existing back door within the south elevation.

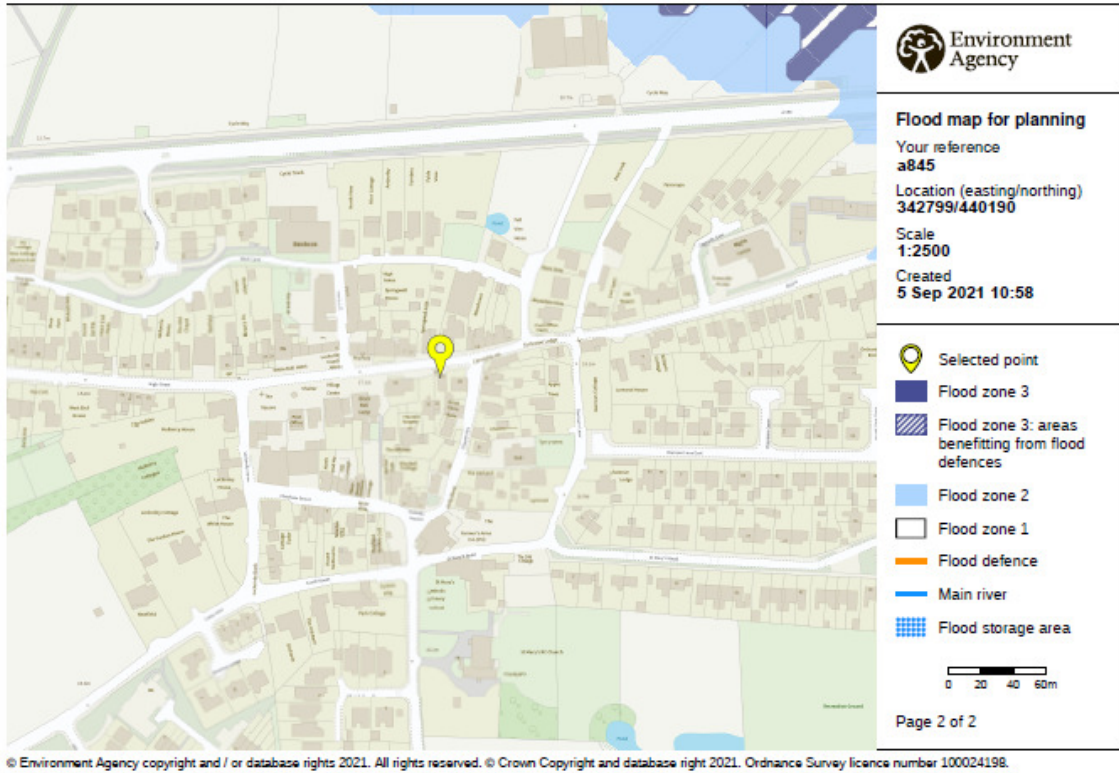
4.5. The site is relatively level and access into the proposed retail area is via a doorway located within the northern elevation. The entrance and approach will be wheelchair accessible. The hardstanding area to the rear (south) of the building will allow vehicular access and servicing where necessary. This area also provides access to the first-floor residential accommodation and to the rear of the retail and preparation area.

## **5. Conclusion**

5.1. The proposed development will contribute positively to the vitality and sustainability of the community. It will meet the requirements of the relevant policies of the Wyre Local Plan 2011-2031 for the reasons set out above.

**John Rowe** RIBA Chartered Architect.

02.09.2021



## Appendix 1: Flood Map