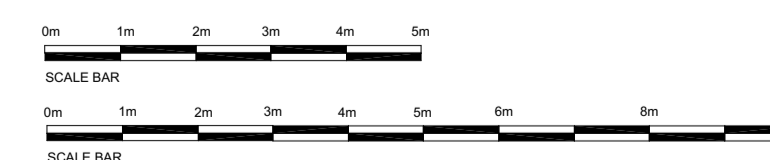


**EXISTING LAYOUT
FLOORPLAN +00**
Scale 1:50

Note: No proposed change to any elevations



BLOCK PLAN
1:500



Unit C, 18, Jackson Street, St Helens, WA9 1AN



LOCATION PLAN
1:1250



Unit C, 18, Jackson Street, St Helens, WA9 1AN



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e: studiooneuk@aol.com

DATE: Oct/2023

SCALE: 1:100
unless otherwise stated

SHEET TITLE: Planning Drawing

SIZE: A1

PROJECT ADDRESS:
Unit 18C • Jackson Street • St Helens •
Merseyside • WA9 1AN • England

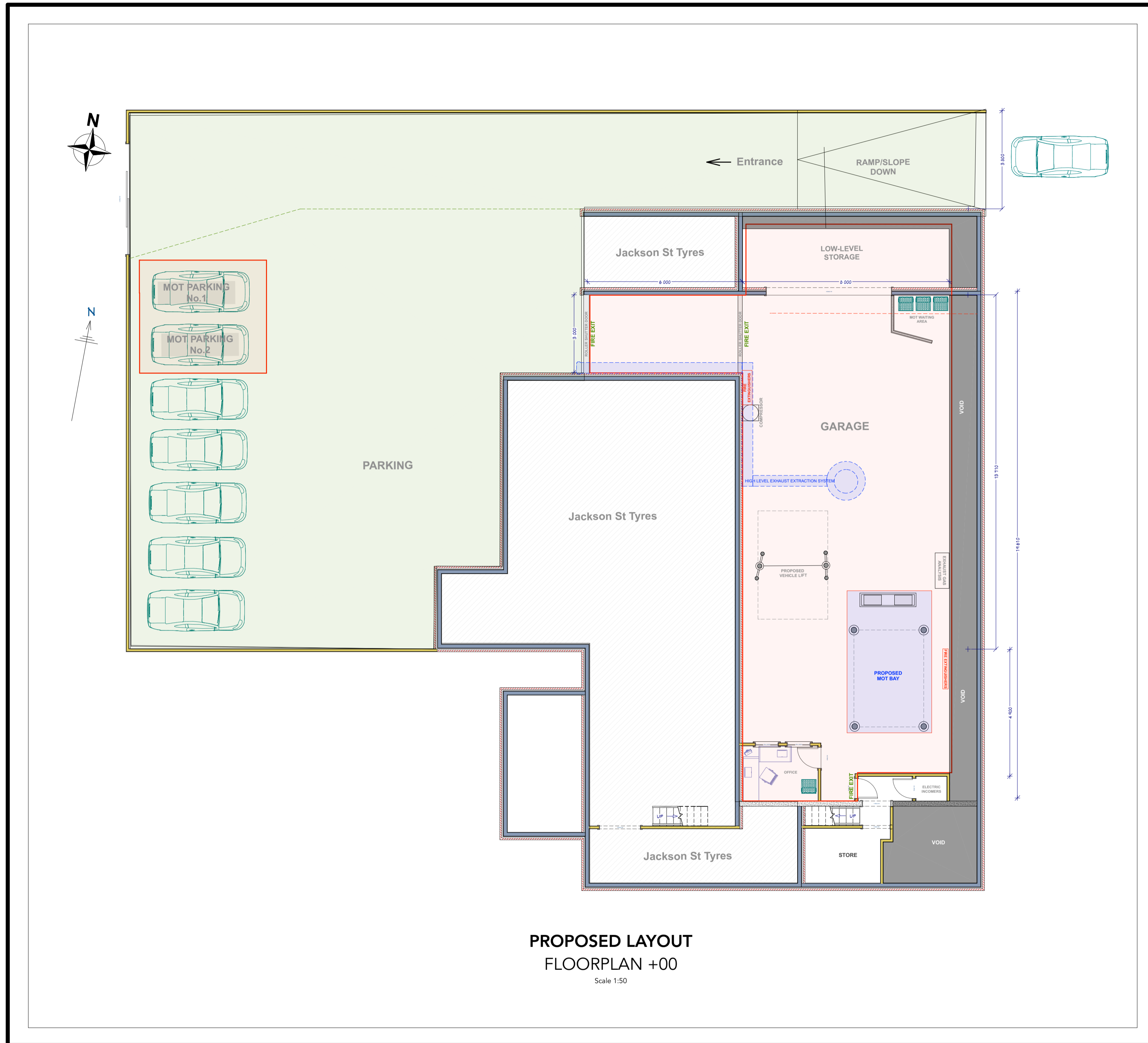
REV: A

CLIENT: Mr Keith Farley

SHEET:

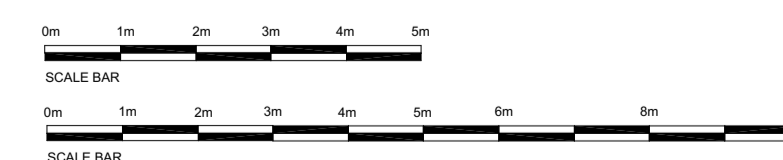
DRAWN BY: FD: JAB/RE/CP/LS
AMD:

P-1




PROPOSED LAYOUT
FLOORPLAN +00
 Scale 1:50

Note: No proposed change to any elevations



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	SCALE: 1:100 unless otherwise stated
SHEET TITLE: Planning Drawing	SIZE: A1
PROJECT ADDRESS: Unit 18C • Jackson Street • St Helens • Merseyside • WA9 1AN • England	REV: A
CLIENT: Mr Keith Farley	SHEET:
DRAWN BY: FD: JAB/RE/CP/LS AMD:	P-2

PROPOSAL:

Proposed Change of Use of existing classification to Sui Generis use of Garage for the repair of motor vehicles and MOT test centre (sui generis use) including formation of 2 No. new dedicated MOT car parking spaces to the rear yard at Unit 18C, Jackson Street, St Helens, WA9 1AN.

Planning Policy

The site lies inside the Limits to Development in the adopted Local Plan. The proposal has also been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

Overview

The site lies inside the Limits to Development, where the principle of development is acceptable. The main potential issues with the proposed development are considered to be: concerns about:

- Overlooking;
- Parking; and
- Noise and disturbance from comings and goings.

In this site location in the lower ground floor area of the building and adjacent to a long-established car salvage yard and garage, it is also close to an established industrial estate and in no close proximity to residences, we consider these impacts would not be so bad as to justify refusal of planning permission as:

- The proposed development would not have any significant detrimental impact on the amenities of neighbours in terms of overlooking impacts or noise and disturbance from comings and goings.
- The proposed alterations to the building would not be out of keeping within the area, and adequate parking is available within the site so the proposal is expected to be acceptable from a highway safety perspective.
- There are no other relevant material planning considerations that indicate planning permission should not be granted.

Waste disposal would be for sump oils which are disposed of into a contained drum and taken off site to an accredited disposal centre.

Summary

- 1 The proposed use would have no adverse impact on the surrounding business amenities
- 2 A change of use is considered to be a positive proposal in light of the benefits it will bring to supporting local business and the generation of employment
- 3 The application seeks to ensure the adequate new development proposals do not impact on the wider network and do not cause or add to congestion by providing safe turning / manoeuvring of vehicles within the site.
- 4 There is existing off -road manoeuvrability on site and there is additional capacity for it.

Conclusion

Given that there would be minimal changes required to the building and the parking area, and that this proposal would generate employment and trade for St Helens, we feel that this change of use application should be approved.



YARD VIEW
(NTS)



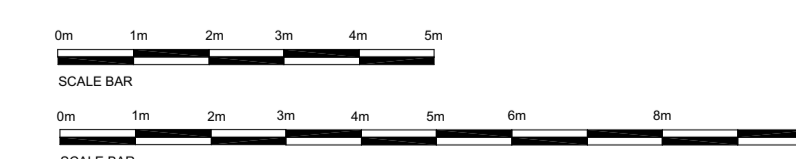
FRONT OF BUILDING FROM STREET LEVEL
(NTS)




SITE AERIAL LOCATION
(NTS)



SITE AERIAL VIEW
(NTS)



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CLIENT: Mr Keith Farley		DRAWN BY: FD: JAB/RE/CP/LS AMD:		SIZE: A1
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