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PLANNING STATEMENT

**123 - 125 HIGHER PARR STREET, ST HELENS,
WA9 1AG**

February 2024

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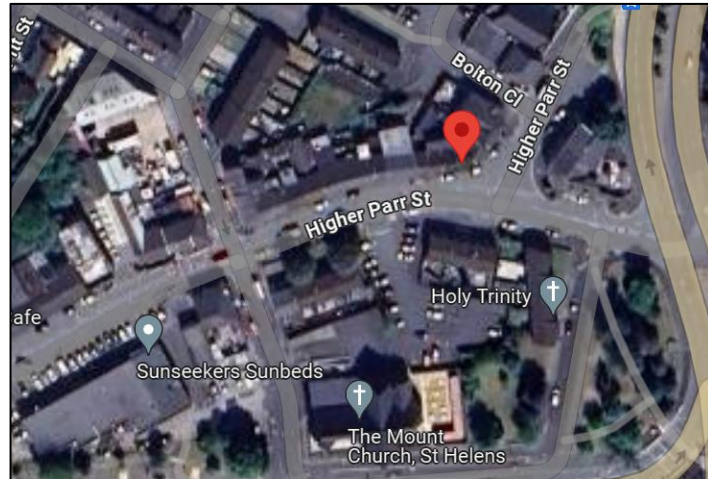
APPENDIX 1 – Officer Report for application P/2017/0532/FUL

1. Introduction

- 1.1 This statement has been prepared to support a planning application for the change of use of the first floor of 123-125 Higher Parr Street to 1no. self-contained flat.
- 1.2 This Statement addresses the relevant planning considerations and in particular the case for development at the site. It considers the proposals in light of national and local planning policy and assesses the scheme's compatibility in planning policy terms.
- 1.3 The application site is within a highly sustainable location, within the urban and is a wholly suitable location for new housing.
- 1.4 The proposals are compliant with both local and national planning policy, as this statement sets out.

2. Site Location

2.1 The site lies within the administrative jurisdiction of St Helens Council. The site is a terraced property, which is located on and follows a corner position of Higher Parr Street. The property is two storeys in height.



2.2 The site is located within the Fingerpost Local Centre, a defined retail centre, and consists of a retail premises 'BUX News' at ground floor and vacant storage space at the first floor.



2.3 The street scene is characterised by rows of terraced properties with commercial/retail uses at ground floor level and flats/office/storage space at first floor level.



2.4 To the north there are residential properties, predominantly terraces at Bolton Close.



2.5 To the south lies Holy Trinity Church as well as terraced, residential, properties along Higher Parr Street.



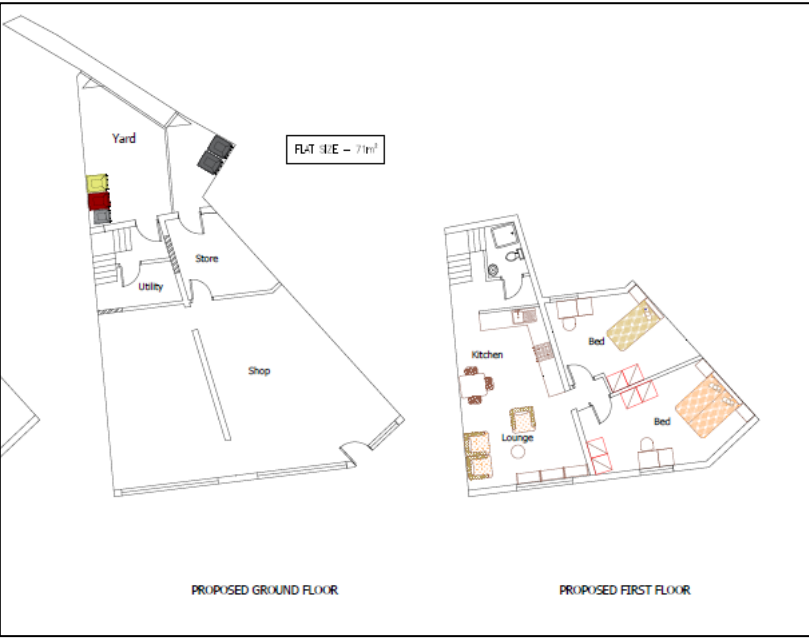
2.6 On-street parking is available on Higher Park Street.

3. Application Proposals

- 3.1 This statement supports a planning application which proposes the change of use of the first floor of 123-125 Higher Parr Street to 1no. self-contained flat.
- 3.2 The proposals will result in 1no. 2 bed flat, with a lounge/kitchen and bathroom. The size of the proposed flat is 71sqm.
- 3.3 The only external alteration to the façade of the existing building is to the rear elevation where the insertion of a new door is proposed to provide access.



- 3.4 The proposals retain the ground floor retail use and propose separate dedicated bin store areas within the rear yard for the shop and flat. The yard is to be demarcated by a separating fence.



4. Planning History

4.1 Following a review of St Helens Council's online planning database, there is no planning history associated with the application site, however the following planning history is considered to be of relevance:

Ref:	Address	Description of Development	Decision	Date
P/2017/0532/FUL	137 Higher Parr Street, St Helens, WA9 1DQ	Retention of 3no flats at first floor and second floor, raising of roof height along with roof alterations and creation of third floor.	Approved with Conditions	22/08/2017

5. Relevant Planning Policy

- 5.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 In this case, the Development Plan comprises the St Helens Borough Local Plan up to 2037 and Local Plan Policies Map.
- 5.3 A revised version of the NPPF was published in December 2023. This replaced previous versions of the NPPF. It is a material consideration in the determination of planning applications, particularly where policies contained therein conflict with or supersede parts of the Development Plan.

St Helens Borough Local Plan

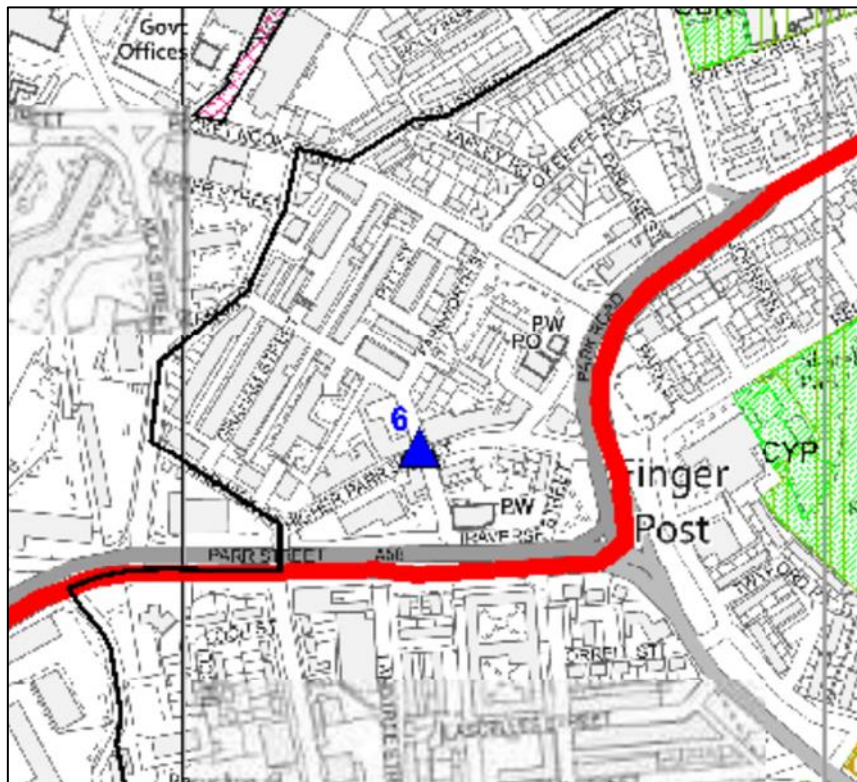
- 5.4 The St Helens Borough Local Plan was adopted on 12 July 2022, following approval by members at a meeting of the Full Council. The Local Plan replaces the 'saved' policies of the 1998 Unitary Development Plan (as set out in Appendix 2 to the adopted Local Plan) and the St Helens Local Plan Core Strategy (2012) and sets out the strategic framework for development in the Borough up to 2037.
- 5.5 Relevant policies contained within the Local Plan include the following:

- **Policy LPA02 (Development Principles)** seeks to create sustainable communities with a strong sense of place. The policy requires high quality design in all development and a high standard of amenity for all existing and future occupants of land and buildings. The policy also seeks to protect, enhance and conserve the Borough's natural, built and historic environments, minimise the need to travel and maximise the use of sustainable transport by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible and encourages safe and sustainable access for all, particularly by promoting the use of public transport, walking, and cycling between homes and employment. The policy also supports the provision and retention of local services, such as local shops.
- **Policy LPA06 (Transport and Travel)** states that new development will not be permitted if vehicle movements would cause severe harm to the highway network and that development should be located and designed to enable a suitable level of access (having regard to the scale and nature of the proposal) to existing and / or proposed public transport services.
- **Policy LPC04 (Retail and Town Centres)** states that proposals for main town centre uses will be subject to a sequential approach to development in line with national policy. This will require development for such uses to be located as a first preference in suitable locations within town, district, or local centres and then (as a second preference) in edge-of-centre locations. Only if suitable sites in such locations are not available should out-of-centre sites be considered.

- **Policy LPD01 (Ensuring Quality Development)** states that all proposals for development will be expected to maintain or enhance the character and appearance of the local environment, for example with regard to the siting, layout, massing, scale, design and materials used in any building work, the building-to-plot ratio and landscaping. They should avoid causing harm to the amenities of the local area and surrounding residential and other land uses and occupiers and ensure that the occupiers of new developments will enjoy an appropriate standard of amenity and will not be adversely affected by neighbouring uses and vice versa.

Local Plan Policies Map

5.6 The Local Plan Policies Map identifies the site as being within the Fingerpost District Centre:



- ▲ District / Local Centre
- 1. Billinge, 2. Chain Lane, 3. Clipsley Lane, 4. Dentons Green, 5. Ecclestone, 6. Fingerpost, 7. Newton-le-Willows, 8. Newtown, 9. Rainford, 10. Sutton, 11. Marshalls Cross, 12. Rainhill, 13. Thatto Heath

National Planning Policy

National Planning Policy Framework

- 5.7 The revised NPPF was published on 20 July 2021. It states that the “*purpose of the planning system is to contribute to the achievement of sustainable development.*”
- 5.8 Paragraph 11 of the NPPF identifies a presumption in favour of sustainable development at the heart of the Framework which, for decision taking, means:
- “Approving development proposals that accord with an up-to-date development plan without delay”.*
- 5.9 Sustainable development will be achieved by balancing economic, social and environmental objectives, taking local circumstances into account.
- 5.10 Chapter 5 underlines the Government’s objective of boosting the supply of homes, encouraging land to be brought forward where it is needed, including an assessment of the size, type and tenure needed for different groups in the community.
- 5.11 Para 124 states that planning policy and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example **converting space above shops**, and building on or above service yards, car parks, lock-ups and railway infrastructure).

National Planning Practice Guidance (NPPG)

- 5.12 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG), which seeks to make planning guidance easier and simpler for practitioners and the public and is to be read in conjunction with national policy contained within the NPPF. The guidance is regularly updated, and the guidance in the NPPF is supported by relevant paragraphs in the on-line guidance.

6. Planning Assessment

Principle of Development

- 6.1 The application site is a previously developed site within an existing urban area, The application proposals retain the ground floor shop use, which is compatible and consistent with the site's retail designation. The proposals would therefore have no unacceptable impacts upon the vitality and viability of the function of the Fingerpost Local Centre.
- 6.2 Previous planning applications/decisions have permitted flats above shops within the Fingerpost Local Centre. Within the Officer Report for application P/2017/0532/FUL (see **Appendix 1**), it states that the principle of utilising the upper floor of the premises in the Fingerpost Local Centre is acceptable.
- 6.3 The proposals would provide a new dwelling within the urban area and within a highly sustainable location. As such, the benefit of providing housing in a sustainable, urban, location, must be afforded significant weight.

Sustainability

- 6.4 The site is situated within a highly sustainable location. The table below highlights the nearest services to the site. Evidently, services are located in easy walking distance of the application site, making it highly sustainable.

Facility/Service	Name/Location	Distance from application site (approx.)
Dental	Parr Dental Surgery Limited Talking Teeth Dental Practice, 162 Parr Stocks Road, WA9 1PB	763 metres away
Doctor	Cornerstone Surgery, Fingerpost Park Health Centre, WA9 1LN	238 metres away
Convenience Store	81 Higher Parr St, WA9 1AD	130 metres away
Bus Stops	Higher Parr Street	80 metres away Stop Number: 19896
Pharmacy	A T Derbyshire, 115 Higher Parr Street, WA9 1AG	31 metres away
Public Park	Nanny Goat Park	350 metres away

Design, Character and Appearance

- 6.5 Policy LPA02 seeks to create sustainable communities with a strong sense of place. The policy requires high quality design in all development.
- 6.6 The proposals do not involve any significant external alterations or additions. The proposed doorway is to the rear of the site and will not be visible from Higher Parr Street. The proposed fence to the rear yard will also not be visible from the street scene. The changes are very minor in scale and will have no adverse impacts upon the character and appearance of the existing building nor the character and appearance of the immediate or wider area.
- 6.7 Therefore, the proposals respect local distinctiveness and have regard to the overall built character of the area. The proposals are compatible with the surrounding area, compliant with policy LPA02.

Amenity

- 6.8 Policy LPA02 requires a high standard of amenity for all existing and future occupants of land and buildings.
- 6.9 The proposals provide amenity space to the rear and the submitted plans demonstrate that commercial and residential refuse bins can be stored in separate areas for the.
- 6.10 The amount of amenity space is not dissimilar to the amount that existing terraced properties along Higher Parr Street benefit from. The amount of amenity space provided is commensurate to existing development locally. Furthermore, the site is within a very short walk of Nanny Goat Park, which future residential occupiers can utilise.
- 6.11 The proposals are asserted to be acceptable in terms of amenity and thus compliant with policy LPA02 of the Local Plan.

Highways and Transport

- 6.12 Local Plan policy LPA06 states that new development will not be permitted if vehicle movements would cause severe harm to the highway network and that development should be located and designed to enable a suitable level of access (having regard to the scale and nature of the proposal) to existing and / or proposed public transport services.
- 6.13 Higher Parr Street Street, and indeed surrounding residential streets, are characterised by terraced properties with no dedicated off-road parking provision. Rather, parking is generally on-street.
- 6.14 The application proposals would generate very little additional demand for car parking, the additional demand generated would not adversely affect highway safety, particularly given the level of off-road parking available on Higher Parr Street and to the rear at Bolton Close where there is a large car parking area. Car ownership levels of the future occupiers of the proposed 1no. flat are likely to be low.

- 6.15 The site is in a highly sustainable location, as has been demonstrated. Future occupiers would benefit from the site's sustainability credentials.
- 6.16 The proposals therefore comply with policy LPA06 of the Local Plan.

Sustainable Development

- 6.17 The applicant is committed to delivering sustainable methods of construction and energy management throughout the lifetime of the dwellings. Suitably worded conditions can be imposed if required.
- 6.18 As noted throughout this statement, the site is located within a highly sustainable location. Future occupiers will be able to make use of the sites' sustainable location and nearby public transport links.

7. Summary and Conclusions

- 7.1 The development would provide new housing, in the form of 1no. 2 bedroomed flat, in a sustainable location, that would not be harmful in respect of the character and appearance of the area, residential amenity or highway safety.
- 7.2 The proposed dwelling would provide a modest but highly valuable contribution towards the Council's housing land supply.
- 7.3 The proposals comply with both local and national planning policy.
- 7.4 The Applicant seeks to work proactively with the LPA and looks forward to positive discussions regarding the scheme.

Appendix 1

Delegated Officer Report

Application Number	P/2017/0532/FUL
Proposal	Retention of 3no flats at first floor and second floor, raising of roof height along with roof alterations and creation of third floor.
Application Site	137 Higher Parr Street, St Helens Merseyside
Case Officer	Mr John Waddelow

Site Description

The application site is part of a building which is located in a prominent position on the edge of the finger post local centre on Higher Par Street, .The site is highly visible from the east (rear),north (gable elevation) which are the areas of the building which are altered. The entrance to the building as extended is from Higher Parr Street itself located to the north west.

Proposal

The application is made to convert the upper floors of the building into 3 No self contained flats. The ground floor is currently a florists shop and no changes are proposed to this use, although minor alterations to the units roof at the rear are proposed. Adjacent to the shop is a door way and hall which leads to the upper floors. The first floor conversion re uses the original floor plan dimensions in large part although a minor increase in floor space is involved. . The second floor is made usable by a large dormer which has already been constructed. The large dormer changes the shape of the roof and gable elevation when viewed from the open areas to the east and north. The dormer has been constructed off the gable wall and a rear wall of the building. The dormer intersects the ridge, but is set below it

Consultations

EHO – air quality- no objections.

Highways advisor- Whist there are no significant highway implications and no objections are raised , the proposed works immediately about the adopted highway and appropriate informative notes are requested.

Representations

The application was advertised by a site notice posted on Higher Parr Street and a single neighbour notification letter.. The period for representations expired on the 22/7/2017 .No representations have been received.

Planning History

Adjacent site at 139. P/2014/0543 – Change of use of Public House into 10 bed sits Granted

Policy

Paragraph 14 of the National Planning Policy Framework (NPPF) states that there should be a presumption in favour of sustainable development, which should be seen as a golden thread running through planning. This means that where a development accords with the development plan, it should be approved without delay and where the development plan is absent, silent or out of date planning permission should be granted unless the adverse

impacts of doing so would significantly outweigh the benefits when assessed against the policies in the NPPF.

The development plan in St Helens comprises the Saved Policies of the Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

St Helens Local Plan Core Strategy .

CP1 Ensuring Quality Development in St Helens.
CP2 Creating an Accessible St Helens.

Assessment

The principle of utilising the upper floor of these premises is satisfactory. The adjacent property has been converted already into bed sites and the two uses will sit well together without any significant amenity issues. The site is a very accessible location and is well related to the district center shops. In principle the development meets the requirements of core strategy policy CP1 and CP2.

The physical amendments to the side and rear of the building are quite utilitarian in appearance a situation which is made worse because the development remains unfinished. Facing brick work has been used which is then painted. The painting does not effectively mask the extension works. Therefore, amended plans have been requested which show the rear elevation of the dormer completed in tile hanging to match the slate grey of the main roof. The completion of the development in this way will ensure that the development accords with the provisions of core strategy policy CP1.

The amended plans now show three self contained flats laid out in an appropriate manner, compared with the original plans which showed this detail missing.

Overall the development on the basis of the amended plans meets the requirements of St Helens Local Plan Core Strategy policy CP1 and CP2.

Recommendation

Grant Planning Permission Subject to the following conditions:

1. Within 6 months of the date of this decision notice, the external envelope of the building shall be completed including the vertical tile hanging to the rear dormer element of the scheme.
2. The development shall be completed in accordance with the amended plans 1496/SK/01 Rev A.

Reasons:

1. In the interests of visual amenity to meet the requirements of St Helens Local Plan Core Strategy Policy CP1', Ensuring Quality Development in St Helens'.
2. For the avoidance of doubt.

Informatives

1. The grant of planning permission shall not be construed as authority to erect scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority. Contact Danny Gordon, Streetworks Manager, Wesley House, Corporation Street, St Helens WA10 1HF (Tel 01744 673305) for further details.

2. Prior to commencement of development a joint inspection between the applicant and the Highway Authority of the condition of the existing footways/carriageways within the vicinity of the site should be carried out. The applicant is advised to contact Danny Gordon, Streetworks Manager, Wesley House, Corporation Street, St Helens WA10 1HF (Tel 01744 673305) for further details.



NOTICE OF DEVELOPMENT THAT MAY AFFECT THE ENVIRONMENT

Application Number:	P/2017/05/326/FU
Proposal:	Retention of brickwork and raising of roof height and creation of three new windows
Applicant:	Mrs Carol O'Brien
Location:	137 Higher Park Road St Helens WA9 1DD
Case Officer:	Mr John Waddelow
Telephone Number:	01744 676169
Email Address:	john.waddelow@st-helens.gov.uk

To inform you that the Council has received an application for planning permission under the terms of Article 17B of the Town and Country Planning Act 1990 for the development described above.

If you wish to inspect the application, plans and photographs, please contact the Case Officer on the following location: St Helens Council, Town Planning Department, Victoria Square, St Helens, Merseyside, L69 3GQ, Monday - Friday, or alternatively you can visit the Council's website at <http://publicaccess.st-helens.gov.uk>

Please note that no appointment is necessary to view the application. If you wish to make representations about the proposal with the Case Officer please telephone 01744 676169. Representations should be made in writing to the Council, Victoria Square, WA10 1HP or using the public access website. Representations should be received within 21 days of the date of publication. An acknowledgement will be sent. You should be aware that the application will be available for public inspection and may be referred to a planning committee. If you have any correspondence you do submit regarding this proposal, please ensure it is clearly marked with the application number.

Signed: Mr John Waddelow

Date: 11.7.2017



11. 1. 2017.





11.7.2017,



11. 7. 2017.



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