

Report to: PLANNING COMMITTEE **Date of Meeting:** 16 March 2022

Subject: DC/2021/02372
175 Linacre Road Litherland Liverpool L21 8JS

Proposal: Conversion of ground floor commercial unit into two commercial units involving the installation of a new shop front (part-retrospective)

Applicant: Mr. M Choda **Agent:** Anthony Delahanty
B.G. Properties Ltd. Designed Nation

Ward: Litherland Ward **Type:** Full Application

Reason for Committee Determination: Call in by Councillor Trish Hardy

Summary

The proposal seeks planning permission for the conversion of ground floor commercial unit into two commercial units involving the installation of a new shop front (part-retrospective)

The main issues to consider are the principle of development, design, character and appearance of the area and the impact on the living conditions of neighbouring properties.

It is concluded the proposal will not cause significant harm and complies with the Sefton Local Plan. The proposal is recommended for approval, subject to conditions.

Recommendation:

Case Officer Kellee Campbell

Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0G6GWNWMH000>

Site Location Plan



Sefton Council



Reference: Map reference

Date: 25/02/2022

Scale: Scale: 1:1250

Created by: Initials

The Site

The application site is 175 Linacre Road Litherland which is a two/three storey terraced building set on a corner plot and is part of a row of 5 terraced retail shops within a larger shopping parade.

Relevant History

DC/2021/00180 - Change of use of the ground floor only from retail (E) to hot food takeaway (sui generis) Refused 16th March 2021

DC/2020/01823, Proposal: Certificate of Lawfulness for the proposed use as a takeaway. Certificate Not issued 22nd October 2020.

DC/2020/00350, Proposal: Prior Notification application for the change of use from retail (A1) to residential. Prior approval required and refused on 14th April 2020

Consultations

Environmental Health Manager – No objections

Local Planning Manager – No objections

Highways Manager – No objections subject to an informative for addresses

Neighbour Representations

None received

Policy Context

The application site lies within an area designated as Primarily Residential in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

Conversion of ground floor commercial unit into two commercial units involving the installation of a new shop front (part-retrospective). The shop front has been installed and is the retrospective element of the proposal.

The issues to consider are the principle of development, design and impact on character and appearance of the area and impact on neighbouring properties.

Principle of development

The application site is located within a local shopping parade in a primarily residential area so subject to compliance with other policies in the Local Plan the principle of development is accepted.

Design, character and appearance of the area

The premises were previously subject to a Section 215 Untidy Land and Buildings notice as the shop front had been taken out and boarded up. The Section 215 notice was complied with on 19th May 2021. The property has since been sold and the applicant has applied for a retrospective planning permission for the shop front. The new shop front is well designed and is in keeping with the character of the surrounding area and the street scene. There are two existing doors on the Cobb Avenue elevation. One gives side access to the existing ground floor commercial premises and the other gives access to the first floor flat above. The internal arrangement for the proposed sub-division of the ground floor building into two commercial units is for the access via the existing shop front on Linacre Road and for the office use via the existing side door on Cobb Avenue. There are no external changes proposed to the Cobb Avenue elevation.

The proposed alterations are in keeping with the character of the surrounding area and comply with Local Plan Policy EQ2 -Design.

Impact on neighbouring properties

There is an existing residential flat above the premises which has its own entrance via Cobb Avenue and this will not be changed by the proposal. There is a gated alley to the rear of the premises which also serves residential dwellings to the rear. The access to the proposed office from Cobb Avenue is set opposite number 177 Linacre Road existing side door accessed on Cobb Avenue, 10m from the side elevation of number 1 Cobb Avenue and 15m from the front elevation of number 2 Cobb Avenue at an oblique angle. It is considered that the additional use of the side door for the office premises would not harm the living conditions of these premises above and beyond what is already experienced given that the door is used to access existing commercial premises. The environmental health officer has raised no objections in relation to noise or

disturbance.

Bin Storage

An amended plan has been received to show the storage of bins which is a shared facility used by both commercial premises. The applicant advises that they intend to enter a contract with a waste management company for the disposal of their commercial waste and this can be secured by condition.

Conclusion

The proposal is considered acceptable; it would not have a harmful impact on neighbouring properties and is of appropriate design within the context of the application site and wider setting. The proposal therefore complies with Policy HC3 – Residential Development and Primarily Residential Areas and Policy EQ2 – Design, and is recommended for approval, subject to conditions.

Recommendation -

Approved Plans

- 1) The development shall be carried out in accordance with the following approved plans and documents:

Location plan

175LIN.21/01 Rev A – Existing ground and first floor plan

175LIN.21/02 Rev A – Amended existing elevations

175LIN.21/02 Rev C – Amended proposed ground floor plan with bin storage

Reason: For the avoidance of doubt.

Ongoing Conditions

- 2) The proposed use of the two commercial units shall be for Class E (Commercial, Business and Service Uses) and for no other purpose as set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or in any other provision equivalent to the class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users.

- 3) Before the development is occupied the proposed refuse storage area should be installed and maintained as such thereafter.

Reason:- to safeguard the living conditions of neighbouring/adjacent occupiers and land users

- 4) Before the development is occupied a contract with a waste management company to ensure the disposal of the commercial waste shall be completed and maintained as such thereafter.

Reason:- to safeguard the living conditions of neighbouring/adjacent occupiers and land users.

Informative

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4195 or E-Mail snn@sefton.gov.uk to apply for a street name/property number.