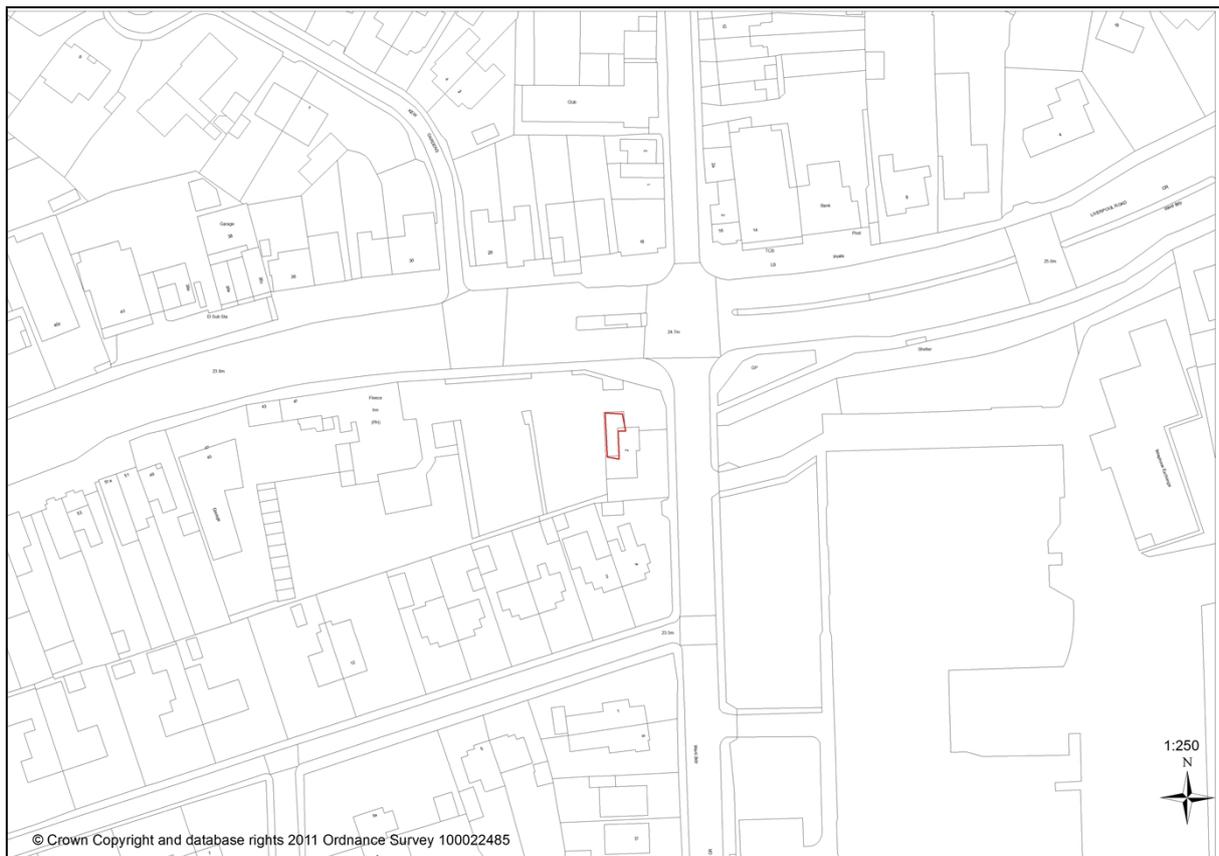


Application Number	07/2019/5877/FUL
Address	27 Liverpool Road Penwortham Preston Lancashire
Applicant	Miss Juliet Preston Inkarma Ltd 69 Larches Lane Preston
Development	Change of use from office (B1) to tattoo studio (Sui Generis)
Officer Recommendation	Approval with conditions
Officer Name	Mrs Debbie Roberts
Date application valid	19.6.2019
Target Determination Date	21.8.2019
Extension of Time	None



1. Introduction

1.1. This application is brought before Committee as the property wraps around the Water Tower whose owner is a serving Local Authority Officer.

2. Report Summary

2.1. No: 27 Liverpool Road, Penwortham is a semi-detached property located at the corner of Cop Lane and Liverpool Road, Penwortham. Accessed from Cop Lane the property wraps around the lower two floors of the five storey Water Tower; currently in residential use. The property as a whole is a locally listed structure, sitting within both Penwortham District Centre and Rawstorne Road Conservation Area.

2.2. The applicant seeks permission for a change of use of the property from an estate agents (Use Class A2) to tattoo studio (Sui Generis Class). The proposed studio would not result in the loss of an A1 retail unit in line with local policy, but would provide for re-use of a vacant property to the betterment of the wider area without any loss of, or detriment to the buildings original fabric or residential amenity.

2.3. Two letters of support and one of objection have been received. Penwortham Town Council has no objection and there are no statutory objections. Having regard therefore to the relatively low key nature and daytime opening hours of the tattoo business, the proposal is considered policy compliant. It is therefore recommended for approval subject to the imposition of conditions

3. Application Site and Surrounding Area

3.1. No: 27 Liverpool Road, Penwortham is a semi-detached property located at the corner of Cop Lane and Liverpool Road, Penwortham. Accessed from Cop Lane the property wraps around the lower two floors of the five storey Water Tower; currently in residential use.

3.2. The property comprises two storeys of office space with a kitchen at ground floor and WC/store room at first floor. A small area of hardstanding is present to the front but access is only possible from Liverpool Road. A car park associated with, and separating the property from The Fleece pub (Grade II listed) lies to the side. Attached to the rear and abutting proposed and existing kitchen space is the Water Tower's single storey conservatory; the tower is screened at the front by a privet hedge.

3.3. The property sits within both Penwortham District Centre and Rawstorne Road Conservation Area, for which an Article 4 Direction exists. The Water Tower and proposal site combined are also locally listed as identified by the Penwortham Neighbourhood Development Plan.

4. Site Context / Planning History

4.1. There is no planning history for this site, although application 07/2019/5782/FUL (change of use to hot food takeaway) is yet to be determined.

5. Summary of Supporting Documents

5.1. The application is accompanied by the following documents:

- Design & access statement
- Existing and proposed drawings (BS4007/19 D/00/1: Jones & Co)
- Site location plan (00431166-EF33B3)

6. **Proposal**

6.1. The application seeks change of use of the property from an estate agents (Use Class A2) to tattoo studio (Sui Generis Class)

6.2. Internal improvements will be made but the outside of the property would remain the same. Advertisement consent for signage would be considered once this determination has been made.

6.3. The applicant suggests that the studio could employ three or four staff, and would be open from 11am till 6pm Monday to Saturday. Up to two clients per tattoo artist are seen per day; because of the private, medical nature of the business, visitors attending with clients would be encouraged to wait elsewhere.

6.4. Parking for approximately 4 cars is available to the front of the property.

7. **Representations**

7.1. A site notice and newspaper advertisement have been posted, and thirteen neighbouring properties consulted.

7.2. **Penwortham Town Council** have no objection

Two letters of support by residents who feel that a variety of business types would benefit Penwortham Town Centre.

One letter of objection has been received. Comments raised refer to both this, and the separate change of use to takeaway application (07/2019/5782/FUL). As such the points of relevance to this scheme are summarised as:

- The applicant has not successfully justified the loss of a retail unit – in planning terms an A2 (Financial and professional services) is not regarded as a retail premises. Retail impact is discussed further at Para 9.3 below.
- The proposed change would adversely affect the residential amenity of neighbouring residents.
- That the proposal must be determined in accordance with the local development plan

8. **Summary of Responses**

8.1. **Lancashire County Council Highways** have no objection to the proposal which is within an accessible location. It is considered that waiting restrictions in the vicinity of the site would control on road parking, and the proposal would not have a severe impact upon highways safety or capacity.

8.2. **Environmental Health** has no objection

9. **Material Considerations**

9.1. Site Allocation Policy

9.1.1. The site is designated as within both the Conservation Area and Penwortham District Centre, to which Core Strategy Policy 16 (Heritage Assets) and Local Plan Policies G17 (Design) and E4 (District Centre) refer.

9.2. Character and Appearance of the Area / Historic Significance

9.2.1. Core Strategy Policy 16 seeks to protect heritage assets and their setting by supporting development which enhances the assets historic significance. The 2019 National Planning Policy Framework also states that Local Authorities should consider the desirability of putting heritage assets to their optimal viable use, but that alterations should not detract from the property, and should relate in terms of style, massing height and materials. (Paras 79 and 195).

9.2.2. In addition, the Penwortham Town Neighbourhood Development Plan identified this property for inclusion on its list of locally important, historic buildings. The South Ribble Local List for Penwortham reflects this stance.

9.2.3. Local Plan Policy G17 supports these sentiments but considers design in more detail. It ensures that developments do not impact upon the amenity of neighbouring residents, the character and appearance of the area and highways safety or capacity

9.2.3.1. Other than the Water Tower (attached), the closest residential property would be no's 2 and 4 Rawstone Road whose rear elevations face the proposal property at approximately 15m distance, but are screened by existing hedgerow. Other adjacent properties are commercial in nature and more than 40m away; more than acceptable for a proposal of this nature.

9.2.4. The proposed tattoo studio would require only minor external changes (advertisement to be assessed at a later date), and would operate similar hours to the former estate agency business. As such any impact upon the visual, residential or general amenity of the immediate area and its residents is considered limited.

9.3. Retail Impact Assessment

9.3.1. Local Plan Policy E4 (District Centres) aims to protect and enhance the vitality and viability of District Centres to avoid any demonstrable harm to the shopping offer in Penwortham. The South Ribble Retail Position Statement (Nov 2018) in addition seeks to ensure that 60% of units in Penwortham District Centre are of A1 use, with A3 (Café/restaurant) also being encouraged. In November 2018 Penwortham has a potential 53% of A1/A3 uses (including 5% vacant premises). That being said, the former use of 27 Liverpool Road sat within the A2 use class and as such a change of use to a tattoo studio would not affect the overall percentage. It could also be argued that commercial use in any form is preferable to a vacant property in a retail centre.

9.4. Highways, Access and Parking

9.4.1. Local Plan Policy F1 requires that new developments provide off road parking in line with adopted parking standards. A reduction may be made in locations which are particularly sustainable. Parking to the premises amounts to no more than 4 cars on unmarked hardstanding, but town centre parking is available and when taking into account the relatively sparse traffic generated by this business LCC Highways have no objection. Parking is available to the rear but this is signposted as private parking for The Fleece pub and as such cannot be taken into account.

10. Conclusion

10.1. The application proposes change of use from an estate agents to a tattoo studio, and having regard to adopted policy and the above commentary the proposal is recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with conditions.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

16 Heritage Assets

South Ribble Local Plan 2012-2026

E4 District Centres

F1 Parking Standards

G17 Design Criteria for New Development

Penwortham Neighbourhood Development Plan

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.
REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Design & access statement
 - o Existing and proposed drawings (BS4007/19 D/00/1: Jones & Co)
 - o Site location plan (00431166-EF33B3)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The premises hereby approved, shall not be open to customers outside the hours of 0900 hrs to 1800 hrs Monday to Saturday and 1000 hrs to 1600 hrs on Sunday, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
REASON: In the interests of the amenity of nearby residential properties in accordance with Policy 17 in the Central Lancashire Core Strategy