

**Application Number** 07/2020/00133/FUL

**Address** Suthers Star Garage Limited  
Liverpool Road  
Walmer Bridge  
Preston  
PR4 5JS

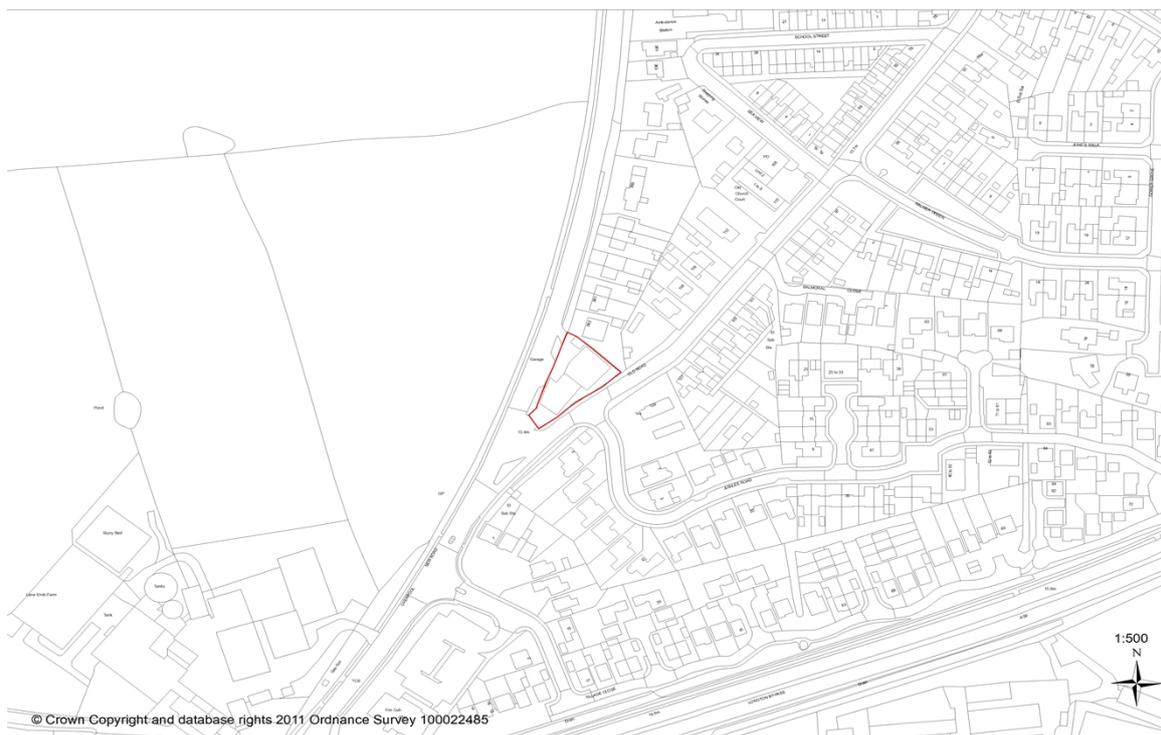
**Applicant** Suthers Star Garage Ltd - Mr Philip Suthers

**Agent** Mr Richard Every  
Chetwynde Liverpool Road  
Sollom  
Preston  
PR4 6HP

**Development** Removal of existing gas tanks. Construction of new car service reception/waiting area and customer wc. Replacement of windows and shutters to west elevation to provide relocated entrance to forecourt service station. New windows at first floor level - change of use from storage to office space at first floor level

**Officer Recommendation** **Approval with Conditions**  
**Officer Name** **Mr Chris Sowerby**

Date application valid 03.02.2020  
Target Determination Date 30.03.2020  
Extension of Time



## **1. INTRODUCTION**

1.1 The application is brought before the Planning Committee as the applicant is related to a serving South Ribble Councillor.

## **2. REPORT SUMMARY**

2.1 The application relates to Suther's Star Garage, a fuel station and MOT/service garage located at the junction between Liverpool Road and Liverpool Old Road in Walmer Bridge which is within an area of land designated as B1: Existing Built-Up Area in the South Ribble Local Plan.

2.2 The proposal is for a single storey extension to form a new customer reception and waiting area for the existing MOT/service garage together with the change of use of the first floor from storage to ancillary offices, the insertion of new windows and the removal of existing above ground gas tanks.

2.3 The proposed single storey extension measures 4.5m (width) x 7.1m (length) x 3.35m (height) with a flat roof. The extension would be constructed off the western side elevation of the building, which faces Liverpool Road, where two gas tanks are currently located. The extension would be constructed in facing brick to match the existing building and would be used to provide a customer waiting area and customer WC.

2.4 The proposed extension and alterations are sympathetic to the design of the existing building and will not have a detrimental impact on the character and appearance of the area. The proposed inter-relationships with neighbouring properties are considered to be acceptable and will not result in an undue impact on the amenity of the neighbouring property in terms of overshadowing / overdominance.

2.5 The proposed extension would not result in a loss of car parking and would not alter the existing access arrangements. Consequently the proposal will not have a material highway impact.

2.6 The proposal accords with Policies 1 and 17 of the Core Strategy together with Policies B1 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

## **3. APPLICATION SITE AND SURROUNDING AREA**

3.1 The application relates to Suthers' Star Garage, a fuel station and MOT/service garage located at the junction between Liverpool Road and Liverpool Old Road in Walmer Bridge.

3.2 To the north, south and east of the site are residential properties with open fields beyond Liverpool Road to the west. A dispersed village centre is present to the north along Liverpool Old Road. To the north along Liverpool Road is a small industrial estate with the Fox Cub Public House along Liverpool Road to the south of the site.

3.3 The application site is within an area of land designated as B1: Existing Built-Up Area in the South Ribble Local Plan.

## **4. SITE HISTORY**

4.1 Numerous planning applications have been received over the years relating to the commercial operations on the site.

4.2 The most recent planning application was in 2008 (07/2008/0033/FUL) and was for the removal of the front roller shutter door and formation of display window to facilitate an extended shop area together with the formation of two first floor windows to the front. This application was approved.

## **5. PROPOSAL**

5.1 Planning permission is sought for a single storey extension to form a new customer reception and waiting area for the existing MOT/service garage together with the change of use of the first floor from storage to ancillary offices, the insertion of new windows and the removal of existing above ground gas tanks.

5.2 The proposed single storey extension measures 4.5m (width) x 7.1m (length) x 3.35m (height) with a flat roof. The extension would be constructed off the western side elevation of the building, which faces Liverpool Road, where two gas tanks are currently located. Glazing is proposed along the southern elevation of the extension with an access door on the western elevation. The extension would be constructed in facing brick to match the existing building and would be used to provide a customer waiting area and customer WC.

5.3 The application also proposes the change of use of an 8.9m x 11.3m first floor room from storage space to ancillary office space together with the insertion of 7 windows on the first floor western elevation facing Liverpool Road.

## **6. REPRESENTATIONS**

6.1 One letter of representation has been received which neither supports nor objects to the proposal, instead commenting that the existing fence along the northern boundary should not be removed or replaced.

## **7. CONSULTATION REPLIES**

**Environmental Health** have raised no objections to the proposal recommending the imposition of conditions relating to the implementation of a dust management plan during construction, restricting hours of construction, contaminated land and restrictions on external lighting.

A condition recommended relating to the burning of waste cannot be imposed as it does not meet the tests for condition as it is covered by other legislation (i.e. environmental protection).

## **8. MATERIAL CONSIDERATIONS**

### **Policy Considerations**

#### **8.1 i) NPPF**

8.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development.”* (para. 80)

#### **8.2 ii) Core Strategy Policy Considerations**

8.2.1 Policy 1 of the Core Strategy is entitled ‘Locating Growth’ and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

8.2.2 Policy 10 of the Core Strategy is entitled 'Employment Premises and Sites' and highlights the need to protect sites last used and allocated for employment for future employments use.

### **8.3 iii) South Ribble Local Plan**

8.3.1 The site is within an area of land designated as B1: Existing Built-Up Areas. Policy B1 permits the re-use and redevelopment of land and buildings provided that:

- i) the development complies with the requirements for access parking and services, as set out elsewhere in the Plan;
- ii) is in keeping with the character and appearance of the area; and
- iii) will not adversely affect the amenities of nearby residents.

8.3.2 This will be assessed in the following sections of this report.

### **8.4 Character / Appearance**

8.4.1 Policy 17 of the Core Strategy and Policy G17 of the Local Plan, sets out design criteria for new development and requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage). In consideration of the above, the local distinctiveness and character of the local area have been assessed. The immediate surrounding area is predominantly residential with the existing building occupying a prominent location as a standalone development. The proposed extension and alterations are sympathetic to the design of the existing building and will not have a detrimental impact on the character and appearance of the area.

### **8.5 Relationship To Neighbours**

8.5.1 A minimum distance of 1.5m would be present from the front corner of the adjacent property at 383 Liverpool Road to the blank side elevation of the proposed extension. Whilst a first floor dormer window is present on the southern side pitch of 383 Liverpool Road, this window is set midway back on the dwelling and would not directly face the proposed extension. This inter-relationship is considered to be acceptable and will not result in an undue impact on the amenity of the neighbouring property in terms of overshadowing / overdominance.

8.5.2 There are no properties to the west of the site where the newly formed first floor windows would face.

8.5.3 The proposed inter-relationships are acceptable and accord with the relevant minimum spatial separation standards.

### **8.6 Highway Issues**

8.6.1 The proposed extension would not result in a loss of car parking and would not alter the existing access arrangements. Consequently the proposal will not have a material highway impact.

### **8.7 Noise / Disturbance Issues**

8.7.1 Environmental Health have raised no objections to the proposed change of use of part of the first floor of the building from storage to ancillary offices.

### **8.8 Other Issues**

8.8.1 A neighbour has made comments about the existing boundary treatment and stated a desire for its retention. The existing plans show the retention of the existing fence together with the extension being built from part of the existing brick wall along the boundary. As this wall appears to form part of the common boundary with 383 Liverpool Road any works would

fall under the Party Wall Act, which would require notice is served on the neighbour by the applicant.

## **9. CONCLUSION**

9.1 The proposed single storey extension to form a new customer reception and waiting area for the existing MOT/service garage together with the change of use of the first floor from storage to offices, the insertion of new windows and the removal of existing above ground gas tanks is considered to be acceptable. The proposed development is not considered to be out of character with the area and will not adversely affect the amenities of nearby residential properties. The proposed development is deemed to be in accord with Policies 1 and 17 of the Core Strategy together with Policies B1 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

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### **RECOMMENDATION:**

Approval with Conditions.

### **RECOMMENDED CONDITIONS:**

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture to those on the existing building.

REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

3. The first floor office use hereby approved shall be used wholly in conjunction with, and ancillary to, the use of MOT/service garage and petrol filling station. In particular it shall not be occupied, sold, disposed of or otherwise let separately.

REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

4. Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance.

Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

NOTE TO APPLICANT: A currently accepted risk assessment methodology includes that contained within the IAQM 'Guidance on the assessment of dust from demolition and construction' or the Major of London 'The control of dust and emissions from construction and demolition'

5. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at anytime on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

6. Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A full desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases, in line with BS10175:2011 +A1:2013.

(b) If the desk study identifies potential contamination and/or ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and/or ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

(d) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990 in accordance with Policy 17 of the Central Lancashire Development Plan Policies G14 and G17 in the South Ribble Local Plan (2012-2026).

7. No external flooding lighting or security lights shall be installed at the permitted development without first obtaining written permission from the local planning authority.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17in the Central Lancashire Core Strategy and the NPPF.

8. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans P10, P100, P101, P200 and P201

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

### **RELEVANT POLICY**

**1 Locating Growth (Core Strategy Policy)**

**17 Design of New Buildings (Core Strategy Policy)**

**POLB1 Existing Built-Up Areas**

**POLG14 Unstable or Contaminated Land**

**POLG17 Design Criteria for New Development**

**Note:**

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