

# English Rose, 259 Mackets Lane, Liverpool

Proposed Extension and  
Reconfiguration of Existing  
Car Park



JWPC

CHARTERED  
TOWN PLANNERS



Client:  
Star Pubs & Bars

Planning

Support

Statement

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## **1. Introduction**

- 1.1 This Planning Support Statement has been prepared by JWPC Chartered Town Planners on behalf of Star Pubs and Bars, in support of an application seeking full planning permission for the extension of the existing parking facilities at the English Rose Public House. The full extent of the works are described in Chapter 3 of this Statement.
- 1.2 The Statement should be read alongside the submitted application documentation, namely:
- The submitted application forms;
  - The existing and proposed plans prepared by The JS Design Partnership; and
  - The supporting Arboricultural Report prepared by Urban Green.
- 1.3 The Statement identifies the associated local planning policies within the Liverpool Unitary Development Plan (UDP) and national planning policies contained within the National Planning Policy Framework. The Chapters that follow will provide a description of the proposed works and their rationale to conclude that the proposal is essential to the success of the existing business and is appropriate to the character of the area without detriment to neighbouring residential amenity or on site trees. As such it is anticipated that the application can be considered favourably by the planning authority.

## 2. Site Characteristics

### Site and Surroundings

- 2.1 The English Rose is a public house situated at the corner of Mackets Lane and Halewood Drive in the Woolton and Hunts Cross suburbs of Liverpool. The site lies within a predominantly residential area on the border between Liverpool Council and the neighbouring Knowsley Council, the east side of Mackets Lane falling within the latter. The English Rose is a large and prominent two-storey, red brick building set back some distance from the highway edge. As with many of Liverpool's public houses of this scale and position the main entrance fronts neither Macket's Lane nor Halewood Drive and instead faces directly toward the junction.
- 2.2 The public house itself comprises a bar and lounge at ground floor level, with manager's accommodation and function room facilities on the first floor. The pub also serves food and there are kitchen facilities at ground floor. The rear garden and external seating area is currently enclosed by a 2 metre high wall and is not publicly visible from the front of the site. Similarly the car park to the front is enclosed by a low brick wall that runs along the front boundary of the site.
- 2.3 There are currently two vehicle access points, from both the Mackets Lane and Halewood Drive boundaries as well as a pedestrian access at the corner directly in front of the main entrance doorway. The car park to the front of the building currently accommodates approximately 25 parking spaces. There is a large outdoor seating area to the rear of the premises and along the north boundary of the property sits a freestanding William Hill Bookmakers. Beyond the north and east boundaries are semi-detached residential properties.
- 2.4 There are a number of large, mature trees within the rear garden area of the property. Due to their size and position with regards to the proposed development, these trees have been surveyed by an Arboriculture Consultant to ensure that they will not be damaged or in any way implicated by the proposed works required to create the car park. A copy of the report and its conclusions is submitted with this application.
- 2.5 The application site has no designations but is situated within close proximity to the Hunts Cross Avenue Conservation Area which can be found to the north of Halewood Drive.

- 2.6 The proposed development does not represent a particularly vulnerable use, and according to the Environment Agency's Flood maps the site is not at risk from flooding as it is not situated within Flood Zones 2 or 3.

#### Recent Planning History

- 2.7 The most recent planning application at this site was submitted in 2004 and proposed the installation of a number of forms of signage. Other historic applications relate to minor alterations proposed as part of the refurbishment of the property back in 1965, 1980 and 1984, and are of no particular relevance to the current proposal.

### **3. Application Proposal**

- 3.1 It has become apparent that there is at present a shortage of parking to serve existing and future requirements at the site. Therefore the application submitted to Liverpool City Council seeks full planning permission to extend the existing car parking provision with the aim of securing the future of this Public House. The proposal involves revising and rationalising the existing layout to make best use of the existing space as well as incorporating an additional external seating area to the front of the premises. The existing parking provision to the front of the building will be reconfigured and rationalised to allow for a more usable and pedestrian friendly environment. The additional seating area to the front of the premises will help compensate for any space lost as a result of the extended car park.
- 3.2 The extended element of the car park will occupy the area to the side and rear of the existing building. An existing 2 metre high brick wall to the north of the building will be removed to allow access to the space beyond. The revised and extended parking layout will provide for an additional 23 parking spaces at the site, largely created to the north side and rear of the property. The proposed car park will be surfaced in tarmacadam (or an alternative to be agreed with the LPA) to match surface of the existing car park the front.

## 4. Planning Policy

### National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 states that there are three dimensions to sustainable development: economic, social and environmental; and that these roles are mutually dependent and should be sought simultaneously through the planning system. At the heart of the NPPF is a ***presumption in favour of sustainable development*** (paragraph 14). The following paragraphs of the NPPF are relevant to the preparation and consideration of this proposal:
- 4.2 **Paragraph 17** sets out 12 core land-use planning principles which should underpin both plan-making and decision taking. The principles which are relevant to this application state that planning should: be a creative exercise in finding ways to enhance and improve places; be supportive of sustainable economic development; seek high quality design and good standards of amenity; take account of different roles and character of different areas.
- 4.3 Section 7 (Requiring Good Design) at **Paragraphs 56 and 57** states that good design is indivisible from good planning and should contribute positively to making places better for people, emphasising the importance of planning positively for the achievement of high quality and inclusive design for all development. **Paragraph 61** goes on to state that although visual appearance and the architecture of individual building are very important factors, securing high-quality and inclusive design goes beyond aesthetic considerations. Planning should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 4.4 Section 8 (Promoting Healthy Communities) at **Paragraph 70** states that planning decisions should plan positively for community facilities (such as public houses) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services; and ensure that established facilities are retained for the benefit of the community.

### The Liverpool Unitary Development Plan (UDP) Adopted November 2002

- 4.5 The following saved policies contained within the UDP are relevant to this application:

- 4.6 Policy **GEN7** (Community Facilities) aims to promote the satisfactory provision and distribution of community facilities including recreational, leisure, health, education and social facilities.
- 4.7 Policy **T12** (Car Parking Provision in New Developments) requires that all new developments, including changes of use, which generate a demand for car parking will be required to make provision for car parking on site, to meet the minimum operational needs of the development:
- the nature and type of use;
  - whether off-site car parking would result in a danger to highway and pedestrian safety;
  - whether the locality in which the proposed development is located is served by public car parking facilities;
  - whether off-site parking would result in demonstrable harm to residential amenity; and
  - the relative accessibility of the development site by public transport services.
- 4.8 Policy **C1** (Social Facilities) states that facilities such as clubs, meeting places and religious buildings are an integral part of the local community. The Plan seeks to retain existing facilities where appropriate and encourage the provision of new facilities in accessible locations.
- 4.9 **Supplementary Planning Guidance Note 6: Trees and Development** provides information and advice on the standards the City Council will expect from new developments to ensure that existing trees are protected and integrated into new development, and that new planting is carried out adequately.
- 4.10 **Supplementary Planning Guidance Note 8: Car and Cycle Parking Standards** sets out the Council's standards for car parking, layout and design, in relation to proposals for new development.



## 5. Planning Considerations

### The Need for the Development

- 5.1 The English Rose is a long established public house which plays an important role in serving the local community. As highlighted in the previous Chapter, policies at both local and national level emphasise the importance of facilities such as public houses and underline their value to the communities which they serve, not only in the creation of jobs and supporting economic growth, but also in the role that they play in facilitating social interaction and the creation of community cohesion.
- 5.2 The proposed application seeks to increase the number of parking spaces within the site by 23 spaces, from 25 to 48. The proposed works are reasonably modest but will help make a significant contribution to the future success of the business by improving food orientated sales and the ability to hold larger functions. In modern times, due to drink-driving campaigns as well as the smoking ban, the business model of pub establishments has shifted towards the serving of food and the attraction of families. Although the public house is a successful established business, the provision of an adequate level of customer parking is vital to ensuring the site's long-term viability in a highly competitive market. The failure to provide sufficient parking at the premises will likely result in the loss of existing and potential customers to alternative venues.
- 5.3 In recognition of Paragraph 14 of the NPPF, it is considered that the overall benefits of helping to secure the long-term viability of the public house in this location and the alleviation of localised parking problems, outweighs any remaining perceived harm to the locality. As such, the proposal represents a form of sustainable development that should be supported by the Council.

### Character and Appearance

- 5.4 Extending the existing car park to the north of the building will be relatively inconspicuous as it will largely be screened from public view by the public house itself. The existing trees within the site will be retained (as referred to later in this Statement) to maintain the character of the site and that of the surrounding area which particularly along Halewood Drive is a leafy suburban environment. The proposal will also help to alleviate any overspill car parking problems which may affect the surrounding residential areas.

### Residential Amenity

- 5.5 The application does not propose any significant changes other than to the layout of the existing car park. Although neighbouring occupants may experience a degree of noise associated with the manoeuvring of vehicles, conversely the majority of the external seating area is to be relocated from the rear of the premises to the front which it is anticipated will counterbalance any perceived impacts. The remaining area to the rear will be retained as an informal play area for children. Once again, the existing trees which will be retained will help to screen any potential sources of noise emanating from the car park and toward residential properties.
- 5.6 It is the intention of the applicant to run a considerate family orientated venue which it is hoped will be used by many of the local residents and of benefit to the vitality of the surrounding community. It is not therefore envisaged that there will be any impact to the amenities of neighbouring residents as a result of the proposed works.

### Trees and Landscaping

- 5.7 As referred to previously, there are a number of mature and established trees and shrubs to the side and rear of the premises. It is the applicant's intention to retain all trees (or those worthy of retention) due to the value which they provide to the character of the area. Therefore a survey of the trees has been undertaken to identify their location within the site and their position in relation to the proposed development. The Report, which has been submitted with the application, highlights that the development can be carried out without damage to the existing trees.

## **6 Summary**

- 6.1 This Statement has been prepared by JWPC Chartered Town Planners in support of a full application to extend the existing car park at the English Rose Public House, utilising the existing space to the side and rear of the premises. The application is supported by a full Tree Survey provided by Urban Green.
- 6.2 The proposed increase to the car parking area represents a carefully designed scheme taking into consideration the appearance and character of the public house, the presence of existing trees and the relationship to neighbouring residential properties. The development is both an improvement and enhancement, assisting the functioning and operational facility of the pub.
- 6.3 It should be noted that the public house represents an important community facility. The development is considered essential for the long-term viability of the public house, and the overall benefits delivered through the alleviation of localised parking problems would also outweigh any perceived impact on local amenity.
- 6.4 It is respectfully requested that the application be supported by the planning authority. Although every effort has been made to provide a full account of the proposed development within this Statement, the applicant would be happy to discuss the use of appropriate materials with the planning authority, who are positively encouraged to contact the applicant should further information be required which will assist with the consideration of the application before them.

**JWPC Ltd**

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