

**PLANNING STATEMENT ATTACHED TO THE PROPOSED USE OF
366 CHURCH ROAD, HAYDOCK, ST HELENS AS A CONVEINEECE RETAIL PREMISES.**

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ON BEHALF OF: MR S SIVARAJ

DATE: DECEMBER 2025

1. INTRODUCTION

This planning statement has been prepared to support a Lawful Development Certificate (Proposed) application and should be considered in conjunction with the existing and proposed floor plans, along with the most up to date advice set out in the Use Classes Order.

2. INFORMATION SUBMITTED TO SUPPORT THE CONSIDERATION OF THIS APPLCIATION

The following information is provided in support of this application:

- The site location plan,
- The existing and proposed floor plans and,
- The Planning Statement,

3. THE APPLCIATION SITE AND LANE USE ALLOCATION

The ground floor of the premises is located at 366 Church Road, St Helens and the premises (the application site) has operated for trading under 3 different businesses models, since at least June 2009, which is the first Google Street View that is available up to the latest use as a Hairdressing premises that closed in 2025.

For the avoidance of doubt, the 3 businesses are:

VLC Chairlifts Limited, which included customer retail sales, offices, the display of goods and storage of accessibility products,



Google Street Scene Image – June 2012 & May 2017

Nixon Fitness – Personal Training & Fitness Classes,



Google Street Scene Image – March 2019 (maximum 12 months use)

Jade – Hairdressing Salon - which included hairdressing services, customer retail sales, office space, the display of goods and storage of hairdressing related products,



Google Street Scene Image – Nov 2020 – Oct 2024 and Site Survey Image Nov 2025

4. PLANNING HISTORY

The Local Planning Authority planning register identifies 2 planning application for the site, which are as follows:

- P/2022/0745/FUL - Change of use from beauty salon (Sui generis) to 9-bedroom HMO (Sui generis) with external alterations with proposed dropped kerb – Refused

- P/2024/0193/FUL - Change of use from beauty salon (Sui generis) to 6 bedrooms HMO (Class C4) with demolition and external alterations with proposed dropped kerb – Approved 26/7/2025.

Planning application P/2024/0193/FUL has not been implemented in any way so does not affect the consideration of this Lawful Development Certificate (Proposed) application.

5. CURRENT USE CLASSES ORDER

The current Use Classes Order was last updated on 1 September 2020 when Use Class A1 was revoked. Use Class A1 was then effectively replaced within the provisions of the new Class E - Commercial, Business and Service, which have greater clarification to the use of commercial premises and placed many commercial uses and office uses under the same Use Class umbrella.

The knock-on effect of these changes was that Use Class E premises then had greater flexibility in terms of the uses they could operate under, without the need to apply for full planning permission. These Use Class extend across the following areas of use:

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,

- **E(g)(ii)** Research and development of products or processes
- **E(g)(iii)** Industrial processes

6. EXISTING USE/USE CLASS

The premises operated under Use Class E since at least April 2009 and its use classification was affected by the changes to the Use Classes Order in on 1 September 2020 when the A and D Use Classes were revoked and replaced with Use Class E. The result of this was that this premises then fell into the Use Class E classification, which included Use Class E (a).

7. PROPOSED USE/USE CLASS

The proposals for the site are to use the floor space for retail convenience goods sales, which would fall squarely within Use Class E(a) (Commercial, Business and Services).

8. THE PROPOSED USE AND CONCLUSIONS

The applicant proposes to use the ground floor of the premises as a retail premises with minor internal alterations so that the commercial floor space area can be used lawfully under Use Class E(a) - Display or retail sale of goods, other than hot food. No external alterations are proposed by this application that would affect the external appearance of the building.

Taking this into account and that the previous lawful uses of the buildings was revoked and replaced with Use Class E in September 2020, this application seeks confirmation from the Local Planning Authority that planning permission is not required for the change of use in this case, and we would ask that the Local Planning Authority issue the requested Lawful Development Certificate.