

Planning Committee

26 April 2011

Reference:
APP/11/00071

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Rock Ferry

Location: 17 ALBANY ROAD, ROCK FERRY, CH42 4QH
Proposal: New shop front, ventilation units to gable, internal alterations and retention of single storey rear extensions (amended description)

Applicant: Mr R Achchuman
Agent : McGreal Vance Associates Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area HS15

Planning History:

88/6509 Change of use to hot food take away - Approved

89/6569 Erection of a staircase - Approved

Summary Of Representations and Consultations Received:**Representations:**

A site notice was displayed & 9 letters of notification have been sent to properties in the area, in accordance with the Council's guidance on publicity for planning applications.. At the time of writing this report 1 objection has been received from The Rock Ferry Community Partnership, listing the following grounds:

1. too many similar establishments
2. retrospective planning permission
3. parking issues
4. noise and disturbance from building work

Comments received from Merseyside Police regarding concerns with antisocial behaviour and traffic congestion.

Councillor Meaden has requested the application be taken to Planning Committee due to road safety and parking problems that will arise as a result of the proposal.

Consultations:

Director of Law, HR and Asset Management – Environmental Health: No objection

Director's Comments:

Determination of this application was deferred from Planning Committee on 31 March, 2011 for a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Meaden has requested the application be taken to Planning Committee due to road safety and parking problems that will arise as a result of the proposal.

INTRODUCTION

The proposal is for the erection of a shop front, ventilation/air conditioning units and retention of single storey rear extensions.

PRINCIPLE OF DEVELOPMENT

The proposal is for the retention of alterations and extensions to an established A1 use. The changes are to extend/alter an existing commercial building which is acceptable in principle. The extensions to the rear have been constructed; the use of the premises for A1 does not require planning consent and is not subject to determination under this application.

SITE AND SURROUNDINGS

The unit is a double unit comprising of 15 and 17 Albany Road, the unit has A1 off license at ground floor, in 1988 permission was given for the premises to be used as A5 under the Use Classes Order a change from A5 to A1 is permitted without prior planning consent.

The units is located on a corner site with access to a residential property (number 31a) and a car parking area with a number of garages, the site is located within a primarily residential area but the immediate street scene is mixed, there are neighbouring A1 uses as well as a police station opposite.

POLICY CONTEXT

The proposal is for alterations and extensions to an established business use within a residential area, provided that the development proposed i.e. conditioning units do not cause noise and nuisance to existing uses the proposal will be acceptable under UDP Policy HS15.

APPEARANCE AND AMENITY ISSUES

The changes to the shop front have already been undertaken as have the extensions. The shop front is acceptable in terms of its appearance as a commercial unit, the premises as a commercial unit dates back to at least 1988 (in line with the grant of planning). The single storey extensions add floor space to the shop and do not harm the character of the area in terms of causing nuisance and disturbance to existing neighbouring uses.

The main impact from the proposal is the introduction of 2 air conditioning units at a high level on a side wall of the original building. The units to be used are from MAXKOLD model reference NF300D, a representative from MAXKOLD confirmed that the decibel level as read from a 10m freefield distance is 38dB. Decibel readings show that noise levels as a reference point are for example 60dB is typically quiet traffic noise.

Concerns have been raised with regards to increase in traffic to the unit, the premises does not require planning permission to be used for purposes under A1 of the Use Classes Order, the extensions and changes to the appearance of the building would not create additional traffic to a degree that would be detrimental to the area, the majority of traffic created by the proposal would be to use the business premises which does not require planning approval.

The changes to the building do not harm the surrounding area, the extensions create additional floorspace within the shop unit and the shop front is acceptable in terms of appearance. Therefore the changes that have been made are acceptable in terms of Wirral's UDP Policy HS15.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The extensions and external alterations are acceptable in terms of appearance and siting. The development is therefore acceptable in terms of Wirral's UDP Policy HS15.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The appearance and siting of the external changes are acceptable in terms of the criteria set out in Wirral's UDP Policy HS15.

Recommended Approve
Decision:

Further Notes for Committee:

Last Comments By: 03/03/2011 11:51:09

Expiry Date: 28/03/2011