

**Planning Committee**

16 February 2012

**Reference:**  
**APP/11/01248**

**Area Team:**  
**South Team**

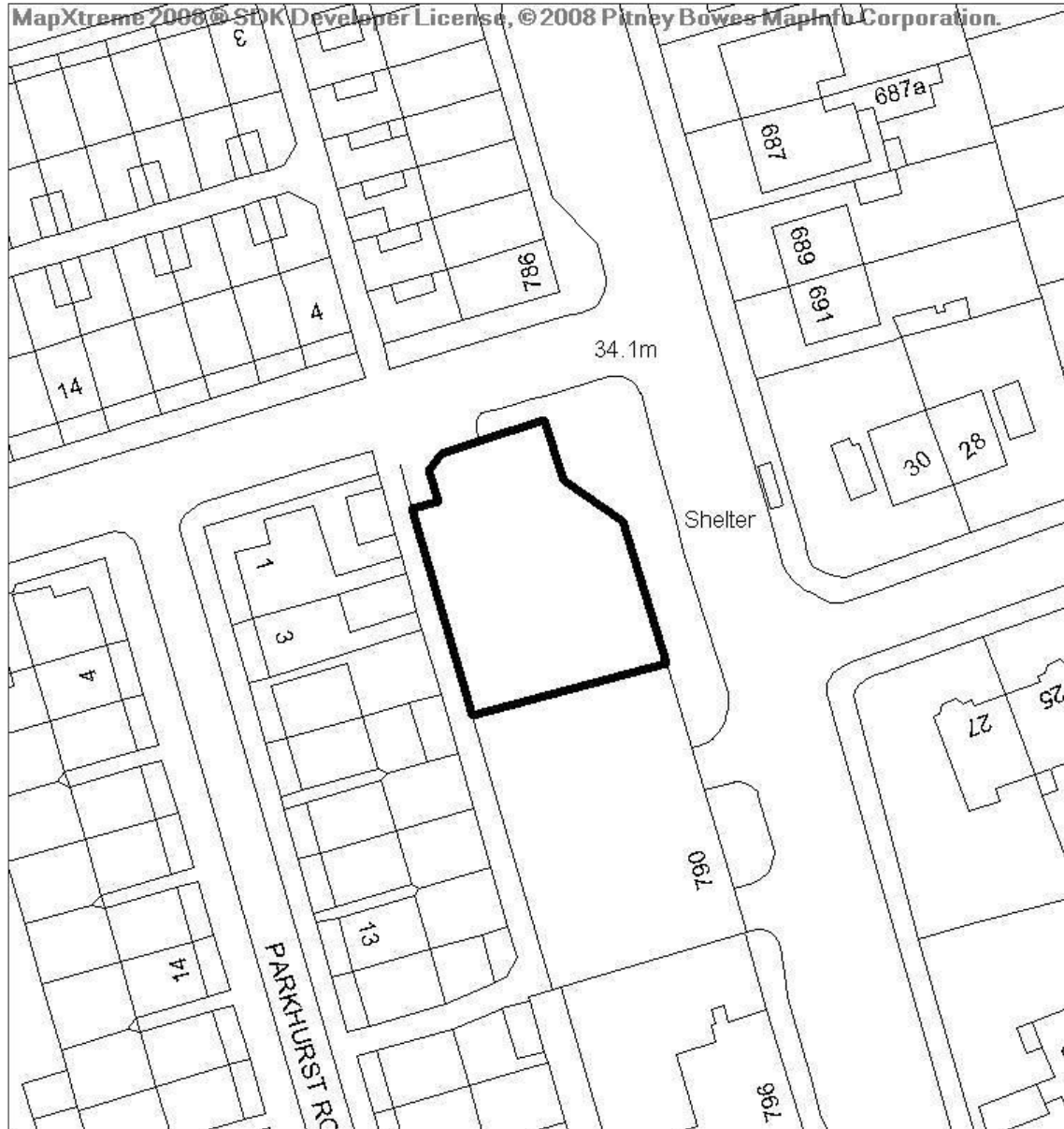
**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Prenton**

**Location:** Bogans Carpets, 790 BOROUGH ROAD, TRANMERE, CH42 9JG  
**Proposal:** Sub divide existing unit to creating 2 No. units (A1) including modifications to front and side elevations, construction of a new access ramp and ATM machine

**Applicant:** LS REIT  
**Agent :** CUBE Property Surveyors & Consultants

**Site Plan:**



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**Development Plan allocation and policies:**

Primarily Residential Area  
Traditional Suburban Centre

**Planning History:**

There is no relevant planning history for this site.

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

Having regard to the Council's Guidance on Publicity for Applications, 18 notifications were sent to neighbouring properties. A Site Notice was also displayed. There was one objection received from the occupier of 1 Parkhurst Road, objecting on the following grounds:

1. potential crime issues;
2. traffic, highway and parking concerns; and
3. noise pollution.

Councillor Paul Doughty requested that the application be taken out of delegation and heard before Planning Committee on the grounds of highway concerns.

Merseyside Cycling Campaign object to the proposal on the basis that there is no cycle parking provided..

**CONSULTATIONS**

Director of Technical Services (Traffic Management) - No objection

Director of Law, HR & Asset Management (Environmental Health) - No objection

**Director's Comments:**

Consideration of this application was deferred from Planning Committee on 24th January 2012 for a formal Committee Site Visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Paul Doughty requested that the application be taken out of delegation and heard before Planning Committee on the grounds of highway concerns.

**INTRODUCTION**

The application is to sub divide the existing unit to create 2 No. units including modifications to front and side elevations, construction of a new access ramp and ATM machine. The existing use of the premises is within the A1 Use Class, and the proposed units will also be within the same use class.

**PRINCIPLE OF DEVELOPMENT**

The principle of minor alterations and the subdivision of a retail unit, within a Traditional Suburban Centre, is considered to be acceptable subject to relevant policy guidelines.

**SITE AND SURROUNDINGS**

The property is a large retail unit, located within the Traditional Suburban Centre of Prenton (Borough Road). It is located at the centre of a row of commercial properties, whilst there are residential properties opposite the site and to the roads to the side.

**POLICY CONTEXT**

The property is within a Traditional Suburban Centre and therefore Wirral's Unitary Development Plan Policy SH2: Criteria for Development in Traditional Suburban Centres is relevant to proposals. This policy states that A1 Use Classes will be permitted subject to certain criteria such as the proposal not undermining the vitality or viability of other centres, nor harming amenities of nearby residents. It is considered that the proposal complies with all relevant criteria set out within Policy SH2.

*National Planning Policy Statement PPS4: Planning for Sustainable Economic Growth*, Policy EC13 Determining Applications Affecting Shops & Services in Local Centres & Villages does expect Local Planning Authorities to refuse applications which fail to protect existing facilities, however, a positive response can be given for the conversion of shops designed to improve viability. No adverse effects are anticipated when assessed against the impacts on design, accessibility, regeneration and employment traffic under Policy EC10.: Determining Planning Applications for Economic Development (EC10.2)

#### **APPEARANCE AND AMENITY ISSUES**

The subdivision of the existing unit into two separate units are unlikely to impact on the character of the area or the vitality of the Traditional Suburban Centre. The existing use of the premises is within the A1 Use Class and it is considered that two smaller A1 Use Class units would be compatible with the scale of existing shopping units in the centre..

There will only be minor alterations to the elevation of the building, which are likely to improve the appearance of it. This is therefore considered to be acceptable.

It is not considered that the proposed ATM machine will have any impact on the surrounding area. Whilst it may result in some added footfall, this is not considered to be a negative to the Traditional Suburban Centre, whilst the residential properties are a significant distance away to not be adversely harmed by this.

Overall, the proposed amendments are considered to be minor and will not harm the overall vitality of the Traditional Suburban Centre, nor the amenities of nearby residential properties. As such, it is considered to comply with Policy SH2 of Wirral's Unitary Development Plan, and PPS4: Planning for Sustainable Economic Growth.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no habitable room windows will be directly affected by the proposed development.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The Director of Technical Services (Traffic Management Division) is satisfied that there are no unacceptable highway implications relating to this proposal. There is a roof top car park available, and on-street parking nearby, including a proposal to provide further parking bays directly outside the premises. As such, it is considered that there is insufficient reason to refuse the application on highway concerns.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

Overall, the proposed amendments are considered to be minor and will not harm the overall vitality of the Traditional Suburban Centre, nor the amenities of nearby residential properties. As such, it is considered to comply with Policy SH2 of Wirral's Unitary Development Plan.

#### **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 proposed amendments are considered to be minor and will not harm the overall vitality of the Traditional Suburban Centre, nor the amenities of nearby residential properties. As such, it is considered to comply with Policy SH2 of Wirral's Unitary Development Plan.

**Recommended**

**Approve**

**Decision:**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Within three months of the first occupation of the units hereby permitted, the obsolete vehicular accesses onto Borough Road shall be reinstated to standard levels and retained as such thereafter.

**Reason:** In the interests of highway safety

**Further Notes for Committee:**

**Last Comments By:** 23/11/2011 10:36:10  
**Expiry Date:** 20/12/2011