

Planning Committee
24 April 2012

Reference:
APP/11/00430

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Rock Ferry

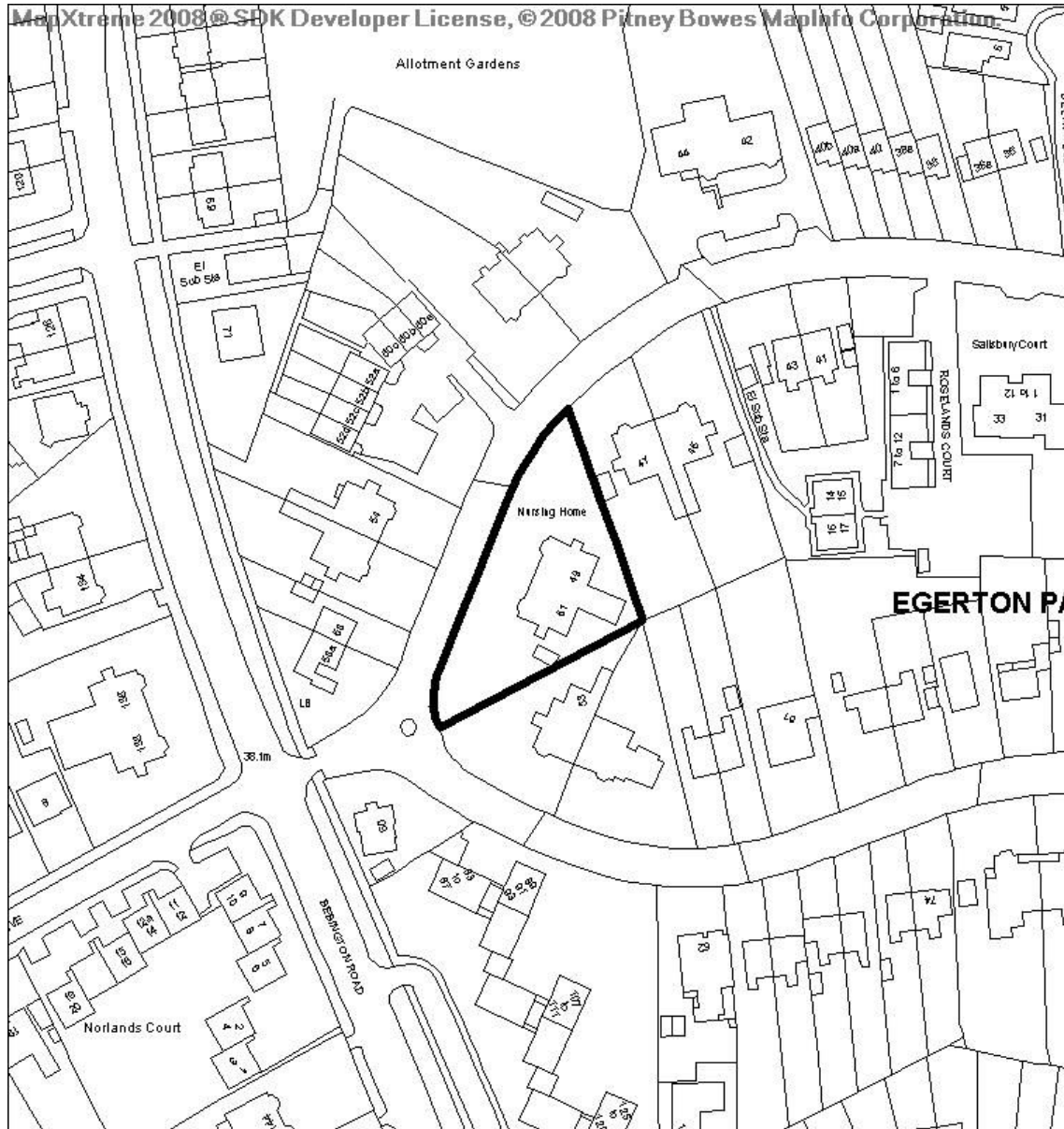
Location: Silverdale Residential Home, 49-51 EGERTON PARK, ROCK FERRY, CH42 4RA

Proposal: Change of use from residential care home to 13 apartments

Applicant: Inglewood Residential Home

Agent : GT Designz LTD

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/79/13295 - Change of use to residential home for the elderly - Approved 03/01/80

APP/90/05937 - Erection of a conservatory at side - Approved 14/04/83

APP/98/06467 - Erection of a three storey side extension, single storey side, rear extensions and conservatory to front - Approved 13/11/98

APP/07/06407 - Erection of three storey side, single storey front and rear extensions to provide 17no. additional bedrooms with associated dayspace and improved laundry and kitchen provision (amended description) - Refused 14/09/07

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

Having regard to the Council's Guidance on Publicity for Applications, 45 notifications were sent to adjoining properties. A Site Notice was also displayed outside the site. At the time of writing this report the following representations have been received:

1. Merseyside Cycling Campaign - objection, no cycle parking provision
2. 58a Egerton Park - Objection due to oversupply of flats in Egerton Park and car parking problems associated with an increase in residential properties.
3. 53 Egerton Park - Waste water generated by the flats will cause problems to the very old sewer system and additional traffic will cause problems to the existing road surface.

CONSULTATIONS

Director of Law, HR and Asset Management (Pollution Control Division) - no objections

Director of Technical Services (Traffic & Transportation Division) - no objections

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is for the change of use from residential care home to 13 apartments.

PRINCIPLE OF DEVELOPMENT

The application site is allocated as a Primarily Residential Area and is located within the regeneration priority area identified by the Council for new housing development in the Interim Planning Policy for New Housing Development. As such the principle of the proposed development is acceptable.

RSS Policy LCR3 requires plans to focus residential development in the Inner Areas adjacent to the Liverpool City Region Regional Centre in order to secure a significant increase in population and to support major regeneration activity. Plans should support significant intervention where housing market restructuring is required. This is supported by the Council's Interim Planning Policy for New Housing Development which sets out support for residential schemes within the regeneration priority areas. As such the proposal is acceptable in principle, subject to UDP Policies HSG2 'Affordable Housing' and HS4 'Criteria for New Housing Development'.

SITE AND SURROUNDINGS

The site itself is currently occupied by large Victorian property of significant scale, visual prominence and character.

The surrounding area is predominantly residential in character consisting of large, 2-3 storey Victorian properties set within their own grounds. In addition there have also been some newer 1970s/80s developments constructed including the two storey terraced dwellings with integral garages, located opposite the site.

There are a number of mature trees running along the front boundary of the site and along both party boundaries which gives the area a wooded feel as well as providing screening from neighbouring properties and from the road. The road running around Egerton Park is un-adapted and access is gained via the existing pillared vehicle access from Bebington Road.

A vast number of surrounding properties have been converted into flats.

POLICY CONTEXT

The new National Planning Policy Framework published 27th March 2012 is now relevant, establishing the approach to be taken towards housing developments and the need to provide sustainable development. The Interim Planning Policy supports regeneration in priority areas and UDP policies HS13, HSG2, TR9, TR12 and Supplementary Planning Document 2 - Designing for Self Contained Flat Development and Conversions (SPD2) establish the policy context at the local level where it is stated that conversions should ensure privacy of neighbours; provide reasonable outlook for occupants of the development and recognises that conversions provide an important source of accommodation for households. SPD2 sets out guidance relating to design and layout of housing developments, the provision of affordable housing, landscaping and the approach to be taken to off road parking provision and highway safety.

AFFORDABLE HOUSING

UDP Policy HSG2, and the Council's Strategic Housing Market Assessment (SHMA, as updated), normally require that an element of affordable housing is provided in association with a Registered Social Landlord (RSL). In this instance, a financial assessment of the viability of developing the site including an element of affordable housing has been undertaken on the Council's behalf by Tweeds. The assessment concludes that there is very limited profitability in the development and that the provision of affordable housing is not viable. Given this, it is considered unreasonable to impose conditions or a section 106 agreement requiring the delivery of affordable units. Furthermore, the proposal will provide an acceptable re-use of the building

APPEARANCE AND AMENITY ISSUES

The proposal is for the conversion of an existing residential care home into 13 apartments.

There are only two minor elevational changes to the exterior of the building which are for the installation of new bedroom windows in the second floor side elevations of the building serving flats 10 and 13. All other alterations are internal. The proposed windows are not considered to result in any adverse impact upon surrounding properties in terms of residential amenity as there is no direct overlooking due the location of the property on a corner plot and the orientation of the neighbouring properties; 53 Egerton Park is set behind 49-51 and 47 is set in front.

As there are no other external alterations proposed, the development is considered acceptable in design terms. It is also considered that the conversion of the existing property into flats will provide a beneficial re-use of the building, which retains the residential character of the area.

Concerns have been raised by neighbouring residents with regard to the provision of more flats in the area and the impact upon traffic and sewerage.

Having consulted with the Director of Technical Services - Traffic Management Division is satisfied that the road network can accommodate the numbers proposed without detriment to highway safety. Therefore a refusal could not be sustained on highway safety grounds.

Concern regarding the impact upon the sewerage system is not a planning matter.

SEPARATION DISTANCES

As outlined above the proposed development would achieve the Councils separation distance guidelines, required by UDP Policy HS13 and set out in Supplementary Planning Guidance to existing properties. Separation distances of 14m between a habitable window and a blank gable, and 21m between the habitable windows of the flats whose principle elevations face existing properties

adjacent to the site are met.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services Traffic Management Division has been consulted and states; an interrogation of the TRICS database indicates that the proposed application will generate equal numbers of traffic movements to the existing use as a residential care home. Therefore the application will not be subject to the standard condition requiring improvement to the Egerton Park junction with Bebington Road.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues relating to these proposals. The applicant has outlined that the development would achieve the requirements of Code for Sustainable Homes level 3 in addition to the requirements of Building Regulations Approved Document Part L.

CONCLUSION

The conversion of the existing property into 13 flats accords with relevant national, regional and local policies, including Policies HSG2, and HS4 of the Wirral Unitary Development Plan and SPD 2 - Designing for Self Contained Flat Development and is therefore recommended for approval.

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 development for the conversion of the residential care home is not considered to result in a loss of amenity to adjacent properties or be detrimental to the general character of the area. The proposals meet the requirements of UDP Policy HS13 and SPD2.

Recommended Decision: **Approve**

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. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 of the Wirral Unitary Development Plan

Further Notes for Committee:

Last Comments By: 26/05/2011 09:15:42
Expiry Date: 11/07/2011