

Planning Committee

24 April 2012

Reference:
APP/12/00371

Area Team:
North Team

Case Officer:
Mrs S Day

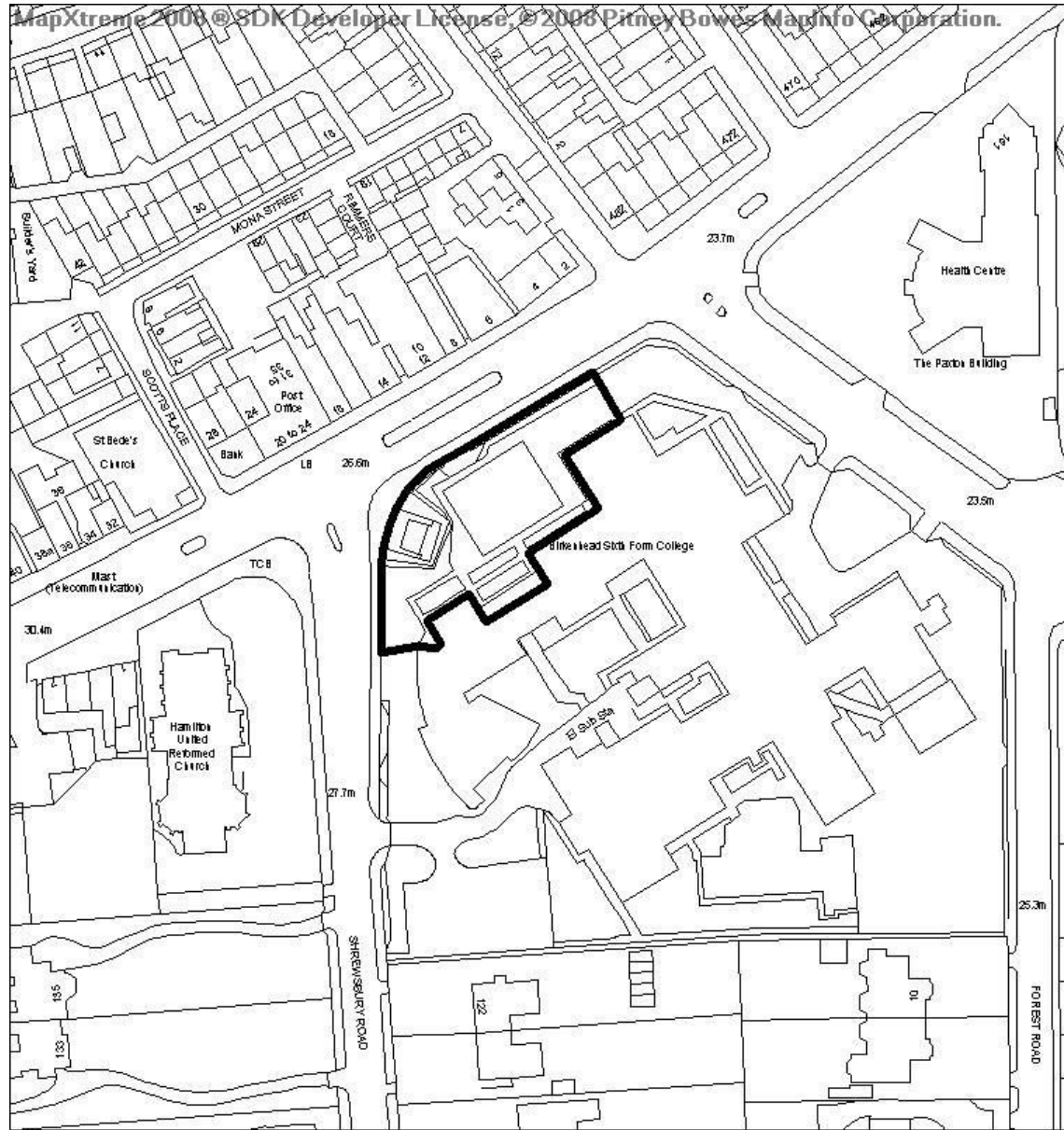
Ward:
Claughton

Location: Birkenhead 6th Form College, PARK ROAD WEST, CLAUGHTON, CH43 8SQ

Proposal: New reception area and art block

Applicant: Birkenhead Sixth Form College
Agent : Ainsley Gomon Architects

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None relevant to this application

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 29 neighbour notification letters were sent to neighbouring properties and a Site Notice was also posted. Since the proposals constitute major development, the application was also advertised in the Wirral Globe. Following consultation, no representations have been received.

CONSULTATIONS

Director of Law, HR & Asset Management (Pollution Control Division) - No objections.

Director of Technical Services - Traffic Management - No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is of a size which constitutes Major Development. In accordance with the Council's adopted scheme of delegation, the application must be determined by Planning Committee.

INTRODUCTION

The proposed development consists of a two and three storey extension to the existing college at the junction of Park Road North and Shrewsbury Road. The additions to the building will consist of a new entrance to the site, new staff meeting room and 5 new art rooms.

PRINCIPLE OF DEVELOPMENT

The existing college is located within a primarily residential area. Extensions are permitted in principle subject to the criteria outlined in HS15, non residential uses in primarily residential areas.

SITE AND SURROUNDINGS

The existing site consists mainly of 1960's brick built college buildings. Newer extensions with a more contemporary design have been built within the campus. The height of buildings is predominantly two and single storey with a mix of flat and pitched roofs. The college is situated on a site which occupies the junction of Upton road, Shrewsbury Road and Park Road West. Surrounding uses are a mix of commercial (Upton Road) and residential. Levels vary across the site as a whole and in particular the existing buildings immediately adjacent to the application are lower than the application site.

POLICY CONTEXT

The site is allocated for primarily residential purposes through the Unitary Development Plan, and as such the proposal is assessed against Policy HS15, which sets out the criteria for non-residential uses in residential areas. In general terms, such uses can be acceptable providing they are of a scale which is appropriate to the surrounding area and will not result in a detrimental change to the area or cause nuisance to neighbouring uses.

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and supports sustainable development which encompasses good design. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The building itself is designed as an extension to existing two storey buildings. The proposal will provide 5 classrooms and a staff meeting room. In addition a new main entrance is proposed on the Park Road North frontage. The existing entrance is accessed through a car park from Park Road West and lacks presence as well as directing students through maneuvering traffic. The new entrance is accessible and makes a stronger statement as the entrance to the college.

The proposed extension has a contemporary design and will consist of a stepped main elevation facing Shrewsbury Road to address a curved building line and make a feature of the corner position. This reflects the design approach taken to the recently approved extensions at the junction of Park

Road North and Park Road West and provides symmetry to the frontage. The scale of the building will match other structures on the site and the use of both brick and render as facing materials will compliment adjacent buildings.

SEPARATION DISTANCES

The nearest residential properties are flats above shops on the opposite side of Park Road North. These are over 25m from the front elevation of the building and further away from the stepped elevations on Shrewsbury Road. This exceeds the required interface distance of 21m and will not result in any loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposals provide the college with improved facilities. Student and staff numbers will remain the same, as will the demand for parking spaces. Due to the new position of the entrance, new cycle parking is proposed and will be secured through condition.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed building will be constructed using sustainable materials which will be selected for their ability to be recycled. The layout makes the maximum use of natural light and solar gain which will reduce the use of artificial lighting.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will provide modern fit for purpose accommodation for the college which will improve facilities on site. The building has been designed to compliment existing buildings and will not result in a loss of amenity for adjacent uses.

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 application has been assessed having regard to the National Planning Policy Framework and Policy HS15 of the Wirral Unitary Development Plan. It is considered that the proposal would achieve a high quality sustainable design which would accord with NPPF objectives. In addition the proposal is of a scale and design which will not adversely affect surrounding properties and is in accordance with Policy HS15 of the Wirral UDP.

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. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to secure a sustainable approach to staff and student travel.

3. 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 in the in the Wirral Unitary Development Plan.

4. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced. The development shall be constructed in accordance with the approved materials.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Further Notes for Committee:

Last Comments By: 20/04/2012 10:37:12
Expiry Date: 15/06/2012