

PPS4

Planning History:

08/5912 - Refurbishment and extension of existing retail units to provide 9 retail units under A1, A2, A3, A4 and B1 including demolition of first floor car park and construction of new extension - Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 11 notifications were sent to adjoining properties. A site notice was also displayed.

At the time of writing this report 8 objections have been received from 7 properties on Castle Drive and 1 from Castle Mount including a qualifying petition of objection containing 25 signatures from separate households listing the following grounds:

1. proximity of bars to houses
2. coming and going of patrons at the Ravenscroft
3. licensed premises in a residential area
4. more noise and disturbance
5. no objection to redevelopment but to A4 use
6. walkway overlooking Castle Drive

CONSULTATIONS

Director of Technical Services – Traffic Management: Comments as made to previous application APP/2008/05912.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection signed by 25 separate households has been received.

INTRODUCTION

The proposal is for the replacement of an extant planning permission in order to extend the time limit for implementation.

The original application APP/08/5912 that was approved at Planning Committee on 31st July 2008, was for the refurbishment and extension of existing retail unit to provide 9 retail units under Use Classes A1, A2, A3, A4 and B1 including demolition of existing first floor car park and construction of a new extension.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension of time on a previously approved application, the principle of development is therefore acceptable.

SITE AND SURROUNDINGS

The site is located on a corner plot on a predominant cross road within the Heswall Key Town Centre. There are a number of different styles of buildings within the immediate area and a Grade II Listed Building to the east/opposite the existing site.

Whilst the site is located within a Key Town Centre, there are residential properties located to the south of the site along The Mount and on Castle Drive, the site is located approximately 15m from the nearest residential dwellings nos.10 and 12 The Mount.

The building links up to the Santander Bank on Telegraph Road, to the west elevation the proposal retains the join but has incorporated a boundary wall that creates a divide between the modern build and the older existing shop units.

POLICY CONTEXT

Since the original approval, PPS6 has been replaced by PPS4. Having regard to Policies EC3 and EC13 the conversion and extension of existing retail units within a designated Key Town Centre should be supported in order to maintain vitality and viability.

Having regard to Wirral's UDP Policy SH1 the scheme itself is appropriate to the area, the uses proposed are a mix of uses acceptable within a designated key town centre

The proposed design is attractive and modern and follows the siting of the existing structure with major changes to the façade and height. The proposal is different in terms of the neighbouring units but the sensitive materials used to clad the building will work well with the area. There have been similar glazed extensions within Heswall that work well within the existing street scenes. The proposal seeks to re-use an existing retail outlet and provide a sustainable form of development.

APPEARANCE AND AMENITY ISSUES

The proposal retains a similar position along the highway as that of the existing building; the proposal has increased in size in terms of the height and retail floor space. The original building contained two units, one at ground floor and one at first floor with a car park to the south elevation at first floor level accessed by Castle Drive.

The proposal will contain retail A1 to A4 and B1 uses, which are all acceptable uses within a Key Town Centre. The proposal takes the style of the original building and creates a front glazed curve to increase the contemporary design of the building, the amount of glazing used reflects the design of the original building and allows the proposed units to sit into the street scene rather than disrupt the integration with the neighbouring buildings.

The proposed second floor has an open terrace, which is accessed via the second floor units, Units 8 and 9. The design and access statement allocates the second floor use at B1 or A3, however due to the elevated position and open external areas of the building the impact of the upper floor uses onto the nearby residential dwellings will be restricted by similar hours conditions as used on neighbouring businesses, this will prevent any increase in harm to the neighbouring residential area to the south and south west of the site.

The following objections have been received with regards to impact of A4 use, noise and disturbance, overlooking from proposed walkway, another licensed premises in a residential area, existing nuisances from the Ravenscroft. The issues with regards to the Ravenscroft Public House and granting of a license are not material planning considerations they cannot be considered in the determination of this application. Concerns with regards to noise and disturbance and an A4 use are relevant in terms of the impact the premises will have onto the existing neighbouring uses. The building is located within a designated Key Town Centre, there are residential properties nearby, the only designation is the restaurant which is located in the corner unit facing out onto the cross roads. The uses proposed within the building are suitable to the area and have opening hours that reflects existing uses in the vicinity. With regards to the walkway and external terrace, the hours of use are to be restricted to 9pm in order to reduce impact by reason of nuisance to the existing uses.

IMPACT ONTO GRADE II LISTED BUILDING

There is an existing Grade II Listed Building on the south east corner elevation opposite the proposed site, the building currently contains a Lloyds TSB. The proposed building contains predominantly glass in the street elevations however the retail units are divided up through façade dividers that are to be clad using a range of materials including sandstone and royal blue piers. The proposed sandstone cladding incorporates the design of the Grade II Listed Building and similar sandstone buildings and walls in and around the Key Town Centre, the sandstone cladding creates a relationship between the traditional buildings and the proposed modern building, allowing the proposed development to integrate into the street scene.

The overall scheme since the original grant of planning permission is deemed acceptable in terms of use, impact and appearance. The changes will have a positive visual impact onto this retail corner and will sit well with the existing neighbouring units.

The proposal is therefore acceptable having regard to Wirral's UDP Policy SH1 and PPS4.

SEPARATION DISTANCES

Separation distances do not apply in this instance as there are no habitable room windows which would be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

Whilst the proposal removes the previously allotted parking spaces, the site is, however, located within a Key Town Centre with sufficient provision of car parking within the area.

An interim travel plan has been requested to outline the commitments of the developer to support travel by sustainable modes of transport. It is recommended that submission of a travel plan be secured by condition.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The proposal is well designed and sympathetically adjoins the existing attached buildings without causing detriment to design, the proposal uses and incorporates materials, which match and reflect those already used in the immediate and surrounding street scene. It is therefore deemed that the scheme would integrate into the area and would not have an adverse impact onto the character and amenity of the immediate and wider neighbours. The use and appearance of the building is acceptable having regard to PPS4 and Wirral's UDP Policy SH1.

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 replacement permission is acceptable having regard to the siting, use and overall impact the development would have on the surrounding area. The proposal is therefore acceptable having regard to Wirral's UDP Policy SH1 and PPS4.

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. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy SH1 of the Wirral Unitary Development Plan.

3. An Interim Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before development commences. The travel plan shall outline the commitments of the developer in terms of infrastructure to support travel by sustainable modes. The developer commitments contained within the submitted and agreed Travel Plan shall be implemented prior to first occupation.

Reason: In the interests of Highway Safety.

4. The units (Units 1 to 9) shall be closed between 23.30 hrs and 07.00 hrs Monday to Saturday and all day Sunday.

Reason: In the interests of residential amenity having regard to Wirral's UDP Policy SH1.

5. The external areas at second floor level as shown on Plan A_107 (Rev. P1) shall not be used as a sitting out area or eating or drinking or for any other purpose or activity between 21.00 hrs and 07.00 hrs.

Reason: In the interests of residential amenity having regard to Wirral's UDP Policy SH1.

6. Development shall not commence until a full scheme of works has been submitted to and approved in writing for:
 - Improvement to Castle Drive, Heswall, incorporating the reinstatement to standard footway levels of the existing obsolete access to the rooftop car park; and
 - The provision of one pair of pedestrian tactile dropped crossings at the junction with Mount Road.

The works shall have been completed in full in accordance with the scheme of works before first occupation of the development hereby permitted.

Reason: In the interests of highway safety.

Last Comments By: 14/09/2011 16:42:53

Expiry Date: 20/09/2011