

Reference:
APP/19/00535

Area Team:
**Development
Management Team**

Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location:
Proposal:

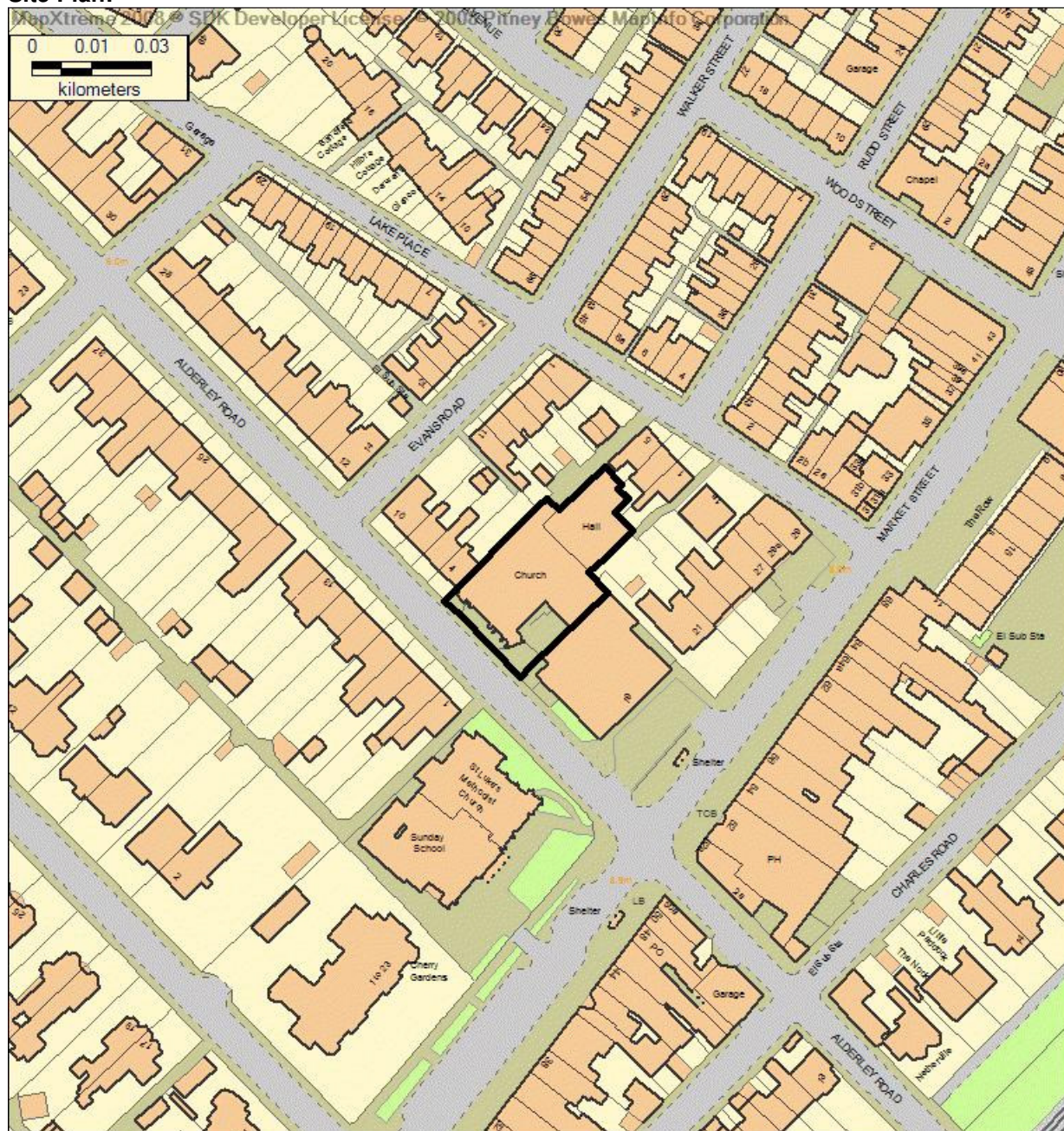
Hoylake Presbyterian Church, ALDERLEY ROAD, HOYLAK CH47 2AX
Variation of Condition 2 of APP/17/00183 to vary the approved plans, with the following amendments incorporated: 1. Hip-to-gable change on the proposed extension 2. Two new dormers included for Plot 18 (replaces one dwelling removed from Church conversion) 3. Zinc cladding to overcome mixture of materials used in original elevations. 4. Other internal alterations, as shown on plans, to suit complexities of working with the existing structure (including new dormer for landing on extension)

Applicant:
Agent :

Winter Melia Developments
LHGProjects

Qualifying Petition: No

Site Plan:



Development Plan designation:

Primarily Residential Area

Planning History:

- Location: Hoylake Presbyterian Church, ALDERLEY ROAD, HOYLAKE
Application Type: Full Planning Permission
Proposal: Demolition of church and erection of six dwellings
Application No: APP/15/01502
Decision Date: 28/04/2016
Decision Type: Refuse
- Location: Hoylake Presbyterian Church, ALDERLEY ROAD, HOYLAKE CH47 2AX
Application Type: Full Planning Permission
Proposal: Conversion, partial demolition and extension of existing church to form 18 No. apartments
Application No: APP/17/00183
Decision Date: 15/12/2017
Decision Type: Approve
- Location: Hoylake Presbyterian Church, Alderley Road, Hoylake, Wirral
Application Type: Full Planning Permission
Proposal: Conversion and partial demolition of existing church to form 11 No. apartments & conversion of hall to form 4 No. houses (Amendment to previous approval APP/17/00183 - reduction in number of units, retention of church hall)
Application No: APP/18/00672
Decision Date: 24/04/2019
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

- 1.1 Councillor Tony Cox requested that the application be taken out of delegation on the basis that the increase in bedroom numbers will result in an increase in population at the site and subsequently more car ownership and congestion (with no off-street parking provided).

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 20 notifications were sent to adjoining properties. At the time of writing, there had been 1 objection received, and a non-qualifying petition of 14 signatures. The objections can be summarised as:

1. Unacceptable increase in traffic and congestion;
2. Unacceptable alterations to church facade

CONSULTATIONS

Highways - No objection

Environmental Health - No objection

3.1 Site and Surroundings

- 3.1.1 The application site contains Hoylake Presbyterian Church, predominantly built in red stock brick with sandstone detailing to window surrounds, cappings and copings. The square tower has stepped buttresses and a decorative castellated crown. It was built in the early 1900's. The Church closed in 2014 and has been empty since. The church fronts onto Alderley Road, and previously had an annexe to the rear accessed from Lake Place.
- 3.1.2 The site is designated as being within a Primarily Residential Area, and is characterised by close-knit terraced dwellings of various design, character and scale - both on the Alderley Road and Lake Place frontages. The site borders the Key Town Centre of Hoylake, with the

rear of properties fronting Market Street adjoining the southern boundary of the site, including the Sainsbury's Local store.

3.2 Proposed Development

3.2.1 The application is to vary Condition 2 of APP/17/00183 in order to vary the approved plans. APP/17/00183 granted planning permission in December 2017 for the conversion, partial demolition and extension of the existing church to form 18 No. apartments.

3.2.2 The main amendments proposed as part of this application are:

- Hip-to-gable change on the proposed extension;
- Two new dormers on south elevation of proposed extension for Plot 18;
- New dormer on north elevation of proposed extension, for stairwell/landing;
- Zinc cladding to overcome mixture of materials used in original elevations;
- Other internal alterations, as shown on plans to suit complexities of working with the existing structure. An additional 3 bedrooms will be included compared to the original scheme.

Despite these alterations, the development still involves the conversion, partial demolition and extension of the existing church to form 18 No. apartments, consistent with the original approval.

3.3 Development Plan

3.3.1 The proposal is primarily subject to Wirral Unitary Development Plan (UDP) Policy HS13: Self-Contained Flat Conversions, together with Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions. These policies permit the conversion of existing buildings into self-contained flats subject to criteria that protects the privacy and amenity of the neighbours and future occupants.

3.3.2 Wirral UDP Policies TR9 and TR12, Supplementary Planning Document SPD 4: Parking Standards and SPG 42 Providing for Cyclists set out the considerations and standards for dealing with off street parking for cars and cycles. Policy TR9 is designed to reduce reliance on the car in areas well served by public transport and Policy TR12 & SPG 42 requires secure cycle parking at a rate of one stand per flat with provision for visitors.

3.3.3 UDP Policy CHO1 provides protection for buildings of recognised architectural or historic importance. The setting of non-designated heritage assets would also be protected through the emerging Core Strategy through Draft Policy CS9 'Priorities for Hoylake & West Kirby' and Draft Policy CH43 'Design, Heritage and Amenity' which will expect design solutions to preserve existing building of local character.

3.3.4 Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting, which can be secured through planning conditions.

3.3.5 The Neighbourhood Development Plan (NDP) for Hoylake, which was adopted in December 2016, also forms part of the Statutory Development Plan. Policies H1 and H2 support conversion or changes of use for residential purposes that accord with Policies D2 and D3, where there is no significant impact the character of the area and the living conditions of surrounding occupants and housing needs of the wider community would be addressed. The tower of the Welsh Presbyterian Church has been identified as a key contributor to the street scene in Appendix 1 [30] of the NDP. Policies DI1 'Character Buildings' and DI2 'Scale and Design of New Development' require proposals to show how the character of the building would be preserved or enhanced.

3.4 Other Material Planning Considerations

3.4.1 The National Planning Policy Framework (NPPF) is a relevant material consideration. NPPF paragraph 197 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

3.5 Assessment

3.5.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design;
- Highways;
- Ecology; and
- Amenity

3.6 Principle of Development:

3.6.1 The principle of converting the church into 18 apartments (together with partial demolition and extension) has been established through planning approval APP/17/00183.

3.7 Design:

3.7.1 The most apparent visual change to the scheme is the introduction of zinc cladding to part of the church and extension. The partial demolition of previous extensions/structures adjoining the church exposed elevations with a contrasting and uneven mix of materials, including stone and brick. In order to overcome this, the proposal will clad these elevations with a modern zinc cladding system. An element of zinc cladding will also be added to the proposed extension, to tie it in with the church. Whilst this will be a more modern approach than previously proposed, it will not be overly prominent upon the street scene of Alderley Road. The main Alderley Road elevation of the church, including the prominent tower, will remain as red brick and this will continue to be the dominant visual feature of the building. It is considered that the contrast of the modern zinc cladding and traditional red brick will result in the development having an impressive appearance which makes a positive contribution to the character of the area.

3.8 Highways:

3.8.1 As with the original proposal, there are no off-street parking spaces provided and this may result in additional on-street parking in the surrounding area. The proposal does not involve an increase in units, but does include an additional 3 bedrooms within the development. Supplementary Planning Document 4: Parking Standards indicates that there should only be a maximum of one parking space per flat, regardless of the number of bedrooms per flat. This site is considered to be within an extremely sustainable location, with numerous services available in the adjacent Hoylelake Town Centre and close to a train station and regular bus routes, and the lack of any dedicated off-street parking is therefore considered to be acceptable. The marginal increase in the number of bedrooms at the site is considered insufficient reason to warrant refusal of this current application.

3.9 Ecology:

3.9.1 There are no environmental or sustainability issues relating directly to these proposals, although conditions relating to a surface water sustainable drainage strategy are attached, as before.

3.10 Amenity:

3.10.1 The internal alterations to the church results in one unit being moved from the church itself into the proposed extension. This requires a change to the roof of the extension to allow sufficient headroom, with the building up of the hip to a gable on the east elevation of the extension, and the introduction of two dormer windows on the south elevation.

3.10.2 This hip-to-gable conversion will have minimal impact upon properties to the east, especially in comparison to the previous hall/annexe on the site which effectively formed a high boundary between the church and adjacent properties. The proposed extension remains set off this boundary by over 4 metres and will not project any closer to this boundary than the approved scheme. Similarly, the proposed dormers will have the same relationship with adjoining properties to the south as the dormers already approved on the proposed extension.

3.10.3 These two dormers will match two dormers approved under the original application and, together with the hip-to-gable aspect, will result in a symmetrical appearance for the southern elevation of the proposed extension. Visually, this is considered to be an improvement, even though this view won't be particularly prominent from the public highway.

3.10.4 The proposed dormer on the rear (north) elevation of the proposed extension has been

added to ensure sufficient head room for the landing in the second floor. Condition 4 of the original approval has been amended to ensure this window is obscurely glazed in order to prevent direct overlooking of properties on Evans Road. This dormer will therefore not have an unacceptable adverse impact upon the amenities of these properties.

3.11 Other:

3.11.1 A number of conditions attached to the original permission have been discharged, including cycle parking, waste and materials. Government guidance advises that these conditions should not be included on any subsequent Section 73 (variation of condition) application. Only conditions which have not yet been formally discharged, or which are compliance conditions, have therefore been attached.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development retains a non-designated heritage asset by converting it into residential use and this is to be welcomed, ensuring that the positive impact it has on the character of the surrounding street scene is retained. The proposed extension will be in keeping with the existing church whilst also appearing subordinate to it. The proposed development will not have an unacceptable adverse impact on the amenities of neighbouring properties, whilst the internal layout has been designed in order to provide acceptable accommodation for future occupiers whilst making best use of the existing church. The lack of any off-street parking is considered to be acceptable given the extremely sustainable location of the site. Overall, the proposal is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS4, HS13 and CHO1, SPD2, SPD4 and the National Planning Policy Framework

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6th July 2017 and listed as follows: 477.001; 477.002; 477.003; 477.004; 477.005 and amended plans received on 8th April 2019 and listed as follows: 477.006 B; 477.007; 477.008 A; 477.009 B; 477.010 B

Reason: For the avoidance of doubt and to define the permission

3. The external finishes of the development hereby permitted shall be as follows (and corresponding with the approved drawings) unless otherwise agreed in writing by the Local Planning Authority:

- Bricks - Ibstock Ravenhead Red Smooth (Travis Perkins Product Code 860091);
- ZINC

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan

4. Prior to first occupation, the following windows shall be obscurely glazed and non-opening up to a minimum of 1.7m above finished floor level, and shall be retained as such thereafter:
 - All first-floor windows in the north-west elevation of the proposed extension;
 - The bathroom windows serving Plots 9 and 10;

- The kitchen window serving Plot 9;
- The west-facing windows in the oriel bays on the north-west elevation of the existing church (two windows, both serving Plot 10);
- The dormer window on the north-west elevation of the proposed extension (serving a communal landing area)

Reason: In the interest of residential amenity having regard to Wirral Unitary Development Plan Policy HS4

5. The development hereby permitted by this planning permission shall be carried out in accordance with the approved documents:
 - Sustainable Drainage Strategy <27/9/17 / CL7959 / SWF Consultants>.
 - Proposed Drainage Plan <APR2017/ CL7959-101/Rev P2/ SWF Consultants>

The approved scheme shall be implemented in accordance with the approved details and timetable.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

6. No development shall commence until full details of a scheme for a surface water sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft

7. No development shall commence until details of an appropriate management and maintenance plan, including arrangements to secure funding for the lifetime of the development through an appropriate legally binding agreement, for the surface water sustainable drainage system, comprising all components of the surface water drainage system, have been submitted to the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory management and maintenance of the approved surface water drainage facilities is provided for the site for the lifetime of the development in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

Further Notes for Committee:

1. Details relating to the drainage condition (7) shall include:
 - i. the arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company or other private body
 - ii. arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including

mechanical components) and will include elements such as:

- a. on-going inspections relating to performance and asset condition assessments
- b. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- iii. means of access for maintenance

Last Comments By: 30/05/2019
Expiry Date: 08/07/2019