

Planning Committee 13 September 2007

ITEM	APP/2007/6138	WARD Greasby Frankby and Irby
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Location: McColls and Irby Village Post Office 49-51 Thingwall Road Irby Wirral CH61 3UE

Proposal: Installation of a wheelchair/disabled access ramp to shop front

Applicant: Martin McColl Ltd Martin McColl House Ashwells Road Brentwood Essex CM15 9ST	Agent: Mr B Sendall 6 Kynance Close Romford Essex RM3 7LB
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Development Plan allocation and policies: Traditional Suburban Centre
Wirral Unitary Development Plan
Policy SH2 - Criteria for Development in Traditional Suburban Centres.

Planning History: APP/2004/6431 - Formation of a new shop front including automated teller machine.
A/C: 10/08/2004.

Representations and consultations received: Representations:
29 letters of notification were sent to the occupiers of neighbouring properties and the application was advertised with a site notice and at the time of writing this report, 1 objection has been received, listing the following grounds:

The slope does not meet the recommended 1:20 gradient and barely meets the minimum 1:12.

The design will cause congestion, as it will channel people between a narrow, railed ramp.

Consultations received:

Director of Technical Services (Traffic Management) - No Objection. Sufficient clearance will remain for pedestrians if the ramp were to be constructed.

Director of Technical Services (Highway Maintenance) - No Objection subject to a condition that the area of land incorporating the proposed ramp must be stopped up.

Director of Regeneration (Environmental Health) - No objection.

Access Officer - The ramp itself does meet minimum standards of the BS8300. The existing platform does not meet British Standards. It would be very difficult to turn the ramp through 90 degrees due to a surface water drainage channel running parallel to the building. We could not recommend refusal as they are not attending to the real problem which is the existing entrance lobby/doorway.

Director of Technical Services (Building Control) - No Building Regulation application required.

Directors comments: Councillor Gill Gardiner asked for the application to be taken out of delegation.

The application was deferred from the 2nd August Planning Committee so as to consult further with the Building Control Section.

The Proposal

The proposal is to install a wheelchair/disabled access ramp to the shop front. It would project 1.1m from the front of the building, be 1.4m wide and include handrails of 0.9m in height.

Principle of Development

The proposed ramp would service a shop in use class A1, an acceptable use in a

Traditional Suburban Centre.

Site and Surroundings

The site is the area of pavement to the front of the main entrance of a double fronted post office at the end of a row of shops in Irby Traditional Suburban Centre.

Policy Context

Policy SH2 of the Wirral Unitary Development Plan allows proposals for Class A1 uses provided that the development would not unacceptably affect surrounding uses, the vitality and viability of any Centre, or the character of the area. Building regulations cover the specific detail of access requirements.

Health/Access Issues

In terms of access, although not the ideal solution, the access officer has stated that the ramp itself is acceptable, and that it is the existing landing that is problematic. As such, this application for the ramp is acceptable in terms of access to the property. The Director of Technical Services (Building Control) has advised that no building regulation application is required.

Appearance and Amenity Issues

With a condition added for details of the colour to be used on the railings to be submitted to and approved in writing by the Local Planning Authority, it is considered that the appearance of the development would be acceptable and in keeping with the property and the surrounding area. It is of a small size in relation to the shop itself and the associated footway width. It would have no unacceptable impacts upon neighbouring uses, the vitality and viability of the centre or the character of the area.

Highway Issues

Sufficient clearance will remain for pedestrians if the ramp were to be constructed. The application has returned no objection from the Director of Technical Services (Traffic Management); and, as such, the application is acceptable on highway grounds.

Environmental/Sustainability Appraisal

There are no significant environmental sustainability implications arising directly from this development.

Summary of Decision: The proposed access ramp would have no unacceptable impacts upon neighbouring uses, the vitality and viability of the centre or the character of the area. The proposal is acceptable in design terms, complies with relevant Policy SH2 of the Wirral UDP and the application is recommended for approval.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 Before the development hereby approved is first brought into use, full details of the colour to be used in the railings are to be submitted to and approved in writing by the Local Planning Authority. The development is to be built in accordance with the approved details and retained as such thereafter.

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity.

Last Comments By: **05 July 2007**

56 Day Expires On: **25 July 2007**

Notes:

INFORMATIVE:

You are advised that before the development hereby approved is first brought into use, the area of land incorporating the proposed access ramp must be stopped up through agreement with the Highway Maintenance Division of Wirral Borough Council. Please contact Shaun Brady on telephone number 0151 606 2098 or at Cheshire Lines Building,

Canning Street, Birkenhead, Wirral CH41 1ND in this regard.