

## Planning Committee 13 September 2007

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ITEM	APP/2007/6386	WARD Hoylake and Meols
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**Location:** Hilbre Lodge Residential Home 53 Cable Road Hoylake Wirral CH47 2AZ

**Proposal:** Erection of a single storey extension.

<b>Applicant:</b> Mrs D McManus Hilbre House St Margarets Road Hoylake Wirral L47 2AZ	<b>Agent:</b> McHugh Stoppard Architecture 33 Mariner's Wharf Liverpool L3 4DA
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**Development Plan allocation and policies:** Primarily Residential Area  
HS8 Nursing Homes and Residential Care Homes  
SPD4 Parking Standards

**Planning History:** 20067066  
Change of use to class C2 residential nursing home and erection of a single storey extension and two storey lift enclosure.  
06/12/2006  
Withdrawn

**Representations and consultations received:** REPRESENTATIONS

A total of 6 letters of notification have been sent to properties in the area. At the time of writing this report comments have been received from the occupiers of 42 45A, 47, 49, 51, 55, 57A Cable Road, 39 Market Street and 26 Trinity Road.

The proposal would be over dominant and obtrusive to the occupiers of 51 Cable Road.

There is insufficient parking.

The proposal should also seek approval for a change of use.

Noise and Disturbance.

Setting a precedent for future extensions along Cable Road.

Devaluation of property value.

Overshadowing and loss of light to habitable room windows.

Councillor Gerry Ellis has requested that the application be taken out of delegation. He has chosen to do this as he has been approached by neighbouring residents who have informed him that they believe the development would be visibly intrusive and would have an overbearing affect on their properties. They also believe that the development is intended to be used as a Nursing or Residential Home which would create an unacceptable increase in traffic which would not have sufficient parking spaces for that purpose.

### CONSULTATIONS

Director of Regeneration - Housing & Environmental Protection Division has no objection to the proposal

Director of Regeneration - Forward Planning Division has no objection to the proposal.

Director of Technical Services - Traffic Management Division no objection to the proposal.

The increase of 2 bedrooms is unlikely to have significant traffic implications.

**Directors comments:** PROPOSAL

The application seeks approval for the erection of a single storey rear extension to accommodate two additional bedrooms with W.C's. An additional small WC is also proposed adjacent to bedroom 4.

The extension would project from an existing rear extension by approximately 6.6metres and it would have a maximum width of approximately 8.7 metres although it

is inset by 0.8m where the proposed WC's are present. A flat roof design is incorporated and the extension would measure approximately 3.25metres height.

#### PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle providing the proposed extension will not significantly detract from the residential amenity of neighbouring properties. The extensions are to the rear so there will be no impact on the streetscene or the general character of the area. The property has a C2 use having had planning permission granted on the 9th April 1990 for a residential care home with 11 bedrooms.

#### SITE AND SURROUNDINGS

The property is a large white rendered detached 2 storey Victorian Property. It is sandwiched between a detached property to the North and a row of three terraced properties to the south. The area is residential and this is reflected in the allocation within the UDP which is primarily residential area.

#### HEALTH ISSUES

There are no health implications directly relating to this application. However, it is important to consider the health and wellbeing of the future residents. It is acknowledged that the extension will mean that the amount of amenity space will be reduced, however, the amenity space that would remain is considered to be sufficient for the occupants of this property. The property is within short walking distance to a public beach and promenade.

#### APPEARANCE AND AMENITY ISSUES

The extension adopts an imaginative modern design with strong angular lines. Whilst this is not strictly in keeping with the original design of the property it considered that it would juxtapose well. Despite the property having seen extensive changes over a number of years the original character has been retained, and the extension will not detract from the original design or the character of the property.

The Local Planning Authority has considered the objections relating to this proposal, particularly from the occupiers of 51 Cable Road. However, having assessed the proposal on site, it is considered that there will be minimal harm to the occupiers of the neighbouring properties. The extension which is set off the boundary by 3.6 metres would be screened to an extent by the existing boundary treatment measuring between 1.5 and 1.6 metres. The room most affected by the proposal is a kitchen and despite this room only having one window, kitchens are regarded as a non habitable room. The extension would not result in the overshadowing of the other primary habitable rooms on the side elevation of No 51.

#### HIGHWAY IMPLICATIONS

The Local Planning authority has considered the objection relating to parking. Whilst it is likely that there may be a small increase in the amount of traffic, is it considered that there will be no conflict with highway or pedestrian safety. The Director of Technical Services - Traffic Management Division has raised no objection to the proposal. The increase of 2 bedrooms is unlikely to have significant traffic implications.

#### CONCLUSION

Whilst there is no specific policy relating to the extension of residential care/nursing homes it is considered that the extension seeks to safeguard the residential amenity of neighbouring properties and also to limit the amount of harm to the streetcene and the character of the area. The Local Planning Authority has considered all planning related objections. However the individual merits of the proposal having particular regard to the size of the plot and its relationship with neighbouring properties, the Local Planning Authority consider the proposals are acceptable and that robust and sustainable reasons for refusal cannot be justified on planning grounds.

The proposal is considered not to be of such a scale to be inappropriate to the area and will not adversely harm the character of the area. There will be no significant increase in on street parking and noise and disturbance to the area as a whole and the proposal will not cause harm to the neighbouring residential properties.

**Recommendation:        Approve**

**Condition(s):**

- 1     Full planning permission: standard commencement date. (C03A)
- 2     samples of the materials to be submitted and approved prior to commencement (C59B)
- 3     Before the development hereby permitted is brought into use the window serving both en-suites of the extension shall be obscurely glazed and retained as such thereafter.

**Reason for conditions**

- 1     Standard (CR86)
- 2     In the interests of visual amenity. Policy HS11 of the UDP (CR65)
- 3     To protect the amenities of the neighbouring residents.

**Last Comments By:        09 August 2007**

**56 Day Expires On:       11 September 2007**