
ITEM	APP/2007/6425	WARD Oxtou
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Location: 27 Grosvenor Place Claughton Wirral CH43 1UA

Proposal: Change of use of part of ground floor to be used for childcare for up to 6 children

Applicant: Mr G & Mrs S George
9 Claremont Way
Bebington
Wirral
CH63 5QR

Development Plan allocation and policies: Policy HS12: Pre-School Day Care

Planning History: APP/2002/6672 - Change of use of ground-floor to a children's day nursery (Refused 04/10/2002)

Representations and consultations received: Representations:
A total of 11 letters of notification have been sent to properties in the area. At the time of writing this report a petition of objection with 28 addresses on, and 7 individual letters of objection have been received. The objections are on the grounds of:
- Increased parking and traffic problems;
- Noise and disturbance;
- Potential increase in numbers in future;

One letter of support was received from the current occupiers of 27 Grosvenor Place.

Consultations:
Director of Regeneration (Housing & Environmental Protection Division) - No objection subject to a condition being attached.

Director of Technical Services (Traffic Management Division) - No objection. The application is likely to create some short term on-street parking within Grosvenor Place at dropping off and collection time, but this is unlikely to cause a significant problem.

Directors comments: PROPOSAL

The proposal is for the change of use of part of the ground floor of 27 Grosvenor Place to be used for the childcare of up to 6 children.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The principle of the development is considered to be acceptable, provided it complies with Policy HS12: Pre-School Day Care, of Wirral's Unitary Development Plan.

There was a previous planning application refused at this property for a similar proposal. However, this previous application proposed childcare for up to 25 children, which was refused due to the potential noise and disturbance caused by vehicles generated by caring for 25 children.

SITE AND SURROUNDINGS

27 Grosvenor Place is a large semi-detached property located in a Primarily Residential Area. Birkenhead High School is located at the end of the road and it is the traffic from this school, in addition to traffic generated from the proposal which is the main thrust of the objections.

The street scene of Grosvenor Place is fairly varied, with a number of differing styles of properties - both modern and older semi-detached properties as well as detached properties and a block of flats.

APPEARANCE AND AMENITY ISSUES

The external appearance of the property will not be altered and therefore, from a

visual aspect, the proposal is considered to be acceptable.

It is not considered that the use of this property will have an adverse impact on the amenities of the neighbouring properties. The presence of six children at any one time in this property will not result in undue noise or disturbance. The Director of Regeneration (Housing & Environmental Protection) requests a 2 metre high fence to be erected around the rear garden and it is considered that this will be sufficient to negate the noise of the children when in the rear garden. This is in compliance with Policy HS12 of Wirral's Unitary Development Plan and is attached as a condition.

The main use, appearance and character of the property will remain as residential and therefore the proposal will in no way harm the character of the area.

HIGHWAY/TRAFFIC IMPLICATIONS

Although the application is likely to create some short term on-street parking within Grosvenor Place at dropping off time and collection times, it is likely to be staggered and not all children will necessarily arrive by car. As such this is unlikely to cause a significant problem. The predominant reason for objection were based on potential parking and traffic problems. However, the comments received from the Director of Technical Services (Traffic Management Division) indicate that there is insufficient reason to refuse the application on these grounds.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental or Sustainability issues relating directly to this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In conclusion the proposal is considered to comply with Policy HS12 of Wirral's UDP as the use of the property for the childcare of up to 6 children it will not have an adverse impact on the amenities of local residents or the character and appearance of the area.

Summary of Decision: The proposal complies with Policy HS12 of Wirral's Unitary Development Plan and it is not considered that the proposal will have an adverse impact on the amenities of the occupiers of neighbouring properties or the character of the area.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 No more than 6 children shall be accommodated at the premises at any one time.
- 3 Before the development hereby permitted is brought into use, a 2 metre high fence shall be erected around the rear garden area and be retained as such thereafter.

Reason for conditions

- 1 Standard (CR86)
- 2 Amenities of adjoining occupiers. (CR23)
- 3 Amenities of adjoining occupiers. (CR23)

Last Comments By: **16 August 2007**

56 Day Expires On: **03 September 2007**