
ITEM	APP/2006/7587	WARD Eastham
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Location: The Octel Club Bridle Road Bromborough Wirral CH62 6AR

Proposal: Erection of a single-storey extension to rear with decking and two new entrance lobbies with a canvas canopy to front of one of them

Applicant: Olde Forge Holdings Ltd
The Old Garage
Wicker Lane
Hale Barns
Altringham
Cheshire, WA15 0HG

Development Plan allocation and policies: Policy HS15: Non-Residential Uses in Primarily Residential Areas
Policy RE6: Sports Grounds for Protection from Development

Planning History: No relevant planning history.

Representations and consultations received: Representations:

A site notice was displayed on the site and a total of 81 letters of notification have been sent to properties in the area. At the time of writing this report there were no objections received and a petition of support with 247 signatures on.

The Bromborough Society expressed strong concern regarding the impact of the proposed rear extension on this principal elevation of the building due to its local historical importance. They also expressed concern regarding the decked area.

Councillor Tom Harney requested that the application be taken out of delegation.

Consultations:

Director of Regeneration (Housing & Environmental Protection Division) - Has concerns over the proposal relating to issues about the access, deliveries and noise and disturbance, although suggests conditions could overcome these concerns.

Director of Technical Services (Traffic Management Division) - No objection as there are no significant traffic management implications.

Directors comments: The application was deferred from Planning Committee on 13th September for a site visit.

PROPOSAL

The proposal is for the erection of a single-storey rear extension, two new entrance lobbies, with a canopy over two entrances and a decking area to the rear and some other minor alterations.

The proposed extension will measure approximately 10 metres by 12 metres and will be located on the rear of the original building, close to an existing bowling green.

The two entrance lobbies will both be to the side of the buildings. One will be to the side of the original building, and will be outside the current main entrance whilst the other will be closer to the front of the site, with a long canopy outside it.

The decking area will be to the rear, adjacent to the proposed extension, and will be set approximately 0.5 metres above the existing ground level.

Other alterations include some internal alterations and the re-use of an access to the north of the building complex.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The application site is within an area designated in the Wirral Unitary Development Plan as being a Sports Ground and is therefore subject to Policy RE6. However, the

proposal will in no way harm the playing fields at the site. As the site is within an otherwise residential area, it has also been assessed against Policy HS15, which is for non-residential developments within Primarily Residential Areas.

SITE AND SURROUNDINGS

The Octel Club is the social club associated with the adjacent playing fields. It is located on Bridle Road, although it is screened from the road by two semi-detached properties. Whilst the majority of the building is not visible from Bridle Road, the rear elevation can be seen from a distance along Morland Avenue and Raeburn Avenue. The main building can be viewed from approximately 300 metres away and contributes positively to the overall character of the area.

The original building has retained much of its character and although it has been extended a number of times over recent years, the main elevation remains untouched. Although this elevation does not front onto Bridle Road, or indeed is visible from Bridle Road, it is nevertheless considered to be the main elevation to this building, which has significant architectural and historical interest.

APPEARANCE AND AMENITY ISSUES

Residential Amenity

The proposed extension has a blank wall on the side adjacent to residential properties on Osbourne Close, and it is considered that this extension and the proposed decking should not have an adverse impact on the amenities of neighbouring properties. The decking in particular could be restricted by an hours condition limiting use.

The new access way to the side has previously been used. Although this is closer to residential properties than the current access, this again could be controlled by hours of use condition which would negate any potential impact on neighbouring properties.

Design & Appearance

The original building is of some local architectural and historic interest and was once one of the more significant family residences in the area. The scale and design of the proposed extension is considered to be harmful to the character of the original building, essentially due to the fact it would almost entirely obscure a principal elevation. The removal of two bays on this elevation would also undermine the integrity of this elevation. Although the building is not formally listed or in a Conservation Area, the local planning authority considers this building contributes significantly to the architectural and historic fabric of the area development, and the proposed extension would not sit comfortably with the context of the main rear elevation. The proposed decking also significantly detracts from the character of this building resulting in an inappropriate form of development..

The applicant has indicated that there are no alternative sites within the complex where an extension of this scale could be accommodated. However, the local planning authority considers that there are alternative schemes that could be considered that would not result in harm to the historic fabric of this building.

HIGHWAY/TRAFFIC IMPLICATIONS

It is not considered that there are any significant highway safety or traffic implications. Although a previous access will be reopened, this is in close proximity to the current access and as the proposal will not result in a significant increase in traffic, there are insufficient reasons to warrant refusal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental or Sustainability issues relating directly to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Overall, although the principle of an extension on this site is considered to be acceptable, the design and scale of the proposed rear extension, together with the proposed decking, is considered to be unacceptable, having regard to the adverse impact it would have on the original building. Although the applicant has indicated financial viability as a reason for the proposal, this is not considered sufficient to outweigh the harm to the building.

Recommendation: **Refuse**

Reason(s):

- 1 The proposed development would, having regard to its scale, design and location, have a detrimental impact on the character of a building of special architectural and historical merit. Whilst the building is not formally listed, in the Council's view, the proposals would detrimentally affect the setting and integrity of a building that contributes positively to the fabric of the locality and as such, would be contrary to the principles of Policies DP1 and ER1 of the Regional Spatial Strategy for the North West.

Last Comments By: **28 March 2007**

56 Day Expires On: **13 March 2007**

Case Officer: **Mr N Williams**