
ITEM	APP/2007/6214	WARD New Brighton
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Location: 7 Ormiston Road New Brighton Wirral CH45 5AU

Proposal: Change of use from a domestic dwelling to a care home

Applicant: Dr & Mrs A H Salahi
154 Liscard Road
Wallasey
Wirral
CH44 0AB

Development Plan allocation and policies: Primarily residential area. UDP policy HS8 (Nursing homes/residential care homes), SPG 9 (Sheltered housing and residential care homes), PPG3 (Housing).

Planning History: None.

Representations and consultations received: Representations:

A total number of 25 notification letters have been sent to properties in the area. At the time of writing this report 24 objections have been received from 6, 8, 9 (9), 10, 12, 13 (2), 14, 15 (2), 16, 17, 19, 25 Ormiston Road, 12 Manville Road listing the following grounds:

- the nature of the proposed use;
- increase in personal risk;
- increase in on-street parking provision needed due to staff, doctors, health care assistants, social workers, family visitors visiting the property and adding to the congestion in the area;
- it is a family orientated area;
- we have the right to know what individuals will be residing there and what their special needs are;
- I have seen my property rise in value from £58,500 10 years ago to £210,000 now. If this proposal goes through then my house price will be severely affected and will drop in value;
- I object to an individual purchasing a house and then attempting to lease it out to the Council as a care home which potentially affects my way of life without them being affected by this;
- anti-social behaviour;
- not sure of nature of proposal;
- it would not benefit the local community.

Letter requesting clarification from 8 Manville Road.

Letter of no objection from 5 Ormiston Road (the attached neighbour).

Letter from Councillor Pritchard requesting the application be taken out of delegation as neighbours are concerned about parking problems and noise and disturbance.

E-mail from Councillor Hackett registering that the proposal is not supported by him.

Consultations:

Director of Technical Services Traffic Management - no objection.

Director of Regeneration Environmental Protection - no objection.

Directors comments: This application was deferred at Planning Committee of 13th September 2007 for a site visit to take place.

PROPOSAL

The proposal is for a change of use from a dwelling to a care home for one carer and up to five residents. There are to be no physical alterations to the property. In all practical purposes, it is to continue to be used as a dwelling with one of the six occupants giving care when required for the other five. Advice from central government is that residential care homes should be in residential areas where they can blend into the community. PPG3 states that Local Authorities should ... encourage the provision of housing to meet the needs of specific groups ... (including) ... the disabled.

The applicants have provided a supporting statement with their application. This proposal is to limit the residents of 7 Ormiston Road to 5 adults with learning disabilities (LD). The home would provide long term homely service and cars. None of the residents would be able to drive.

Many of the objections received have assumed that the residents would be dangerous, likely to add to local noise and disturbance and would directly or indirectly add to parking problems and/or congestion in the area. As outlined above, the first two problems are extremely unlikely to become manifest. Ormiston Road during daytime hours is lightly/moderately parked and none of the residents of no. 7 will be able to drive a vehicle. Visitors of whatever nature are generally present for a relatively short time and, if they visit during the daytime are very unlikely to cause traffic and/or parking problems. Otherwise, as would be the case for any other dwelling in the road, a visiting vehicle in the evening may take the space of a resident's vehicle. It is likely that a house of this size in single family use could generate significant on-street parking.

The impact of the proposal on house prices and the morality of leasing a property to the Council as a care home while not living in the same area are not planning issues.

The applicants confirm that they wish to apply for planning permission for only residents classified as LD. To assuage the concerns of neighbours, the permission, if granted, could be so conditioned.

PRINCIPLE OF DEVELOPMENT

The development is in keeping with the requirements of the adopted Unitary Development Plan policy HS8 (Nursing homes/residential care homes) and Supplementary Planning Guidance Note 9 (Sheltered housing and residential care homes).

SITE AND SURROUNDINGS

Ormiston Road is a short residential road between Seabank Road and Rowson Street. The properties are quite large semi-detached dwellings. The house at 7 Ormiston Road has a quite small rear yard area and it backs on to two similar properties. There are no parking restrictions in the road.

POLICY CONTEXT

The proposal is in keeping with UDP policy HS8 (Nursing homes/residential care homes), SPG 9 (Sheltered housing and residential care homes) and PPG3 (Housing).

APPEARANCE AND AMENITY ISSUES

As there are proposed to be no physical alterations undertaken in connection with this development, there will be no change in the appearance of the property. There will be no impact on local amenity arising directly from this proposal.

HIGHWAY/TRAFFIC IMPLICATIONS

The traffic generation and parking demand for the proposed development is likely to be very low and not significant in terms of highway safety or congestion.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environment/sustainability implications arising directly from this proposal.

HEALTH ISSUES

There are no health issues arising directly from this proposal.

CONCLUSION

This proposal will not be detrimental to the occupiers of the neighbouring properties of 7 Ormiston Road and is in keeping with local and national policy/guidance. The proposal is therefore considered to be acceptable.

Summary of Decision:

The change of use will not have a detrimental impact on any neighbouring property. The development is in keeping with UDP policy HS8 (Nursing homes/residential care homes), SPG9 (Sheltered housing and residential care homes) and PPG3 (Housing).

Recommendation: Approve

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 The residents of the care home shall not be changed from those designated under code LD of the Commission for Social Care Inspection classification without the prior written agreement of the Local Planning Authority.
- 3 There shall be no more than 5 residents being treated and/or cared for at the premises at any one time.

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of residential amenity and for the avoidance of doubt.
- 3 To protect the character and amenities of the area (CR58)

Last Comments By: 30 August 2007

56 Day Expires On: 20 August 2007

Case Officer: Mr J Meador