
ITEM	APP/2007/6483	WARD Seacombe
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Location: The Ferry Hotel 48 Tobin Street Egremont Wirral CH44 8DF

Proposal: Demolition of existing garage in rear yard to form outside seating area with new canopy and railings, and relocation of external fire escape stairs and double gates

Applicant: Punch Taverns PLC
Mr Martin Stephenson
Jubilee House
Second Avenue
Burton Avenue
Burton-On-Trent
Staffordshire
DE14 2WF

Development Plan allocation and policies: Policy HS15: non-residential Uses in Primarily Residential Areas.

Planning History: No relevant planning history.

Representations and consultations received: Representations:
A site notice was displayed and a total of 10 letters of notification have been sent to properties in the area. At the time of writing this report a petition of objection with 27 addresses on, and 4 individual letters objections have been received, objecting on the grounds of increased noise, disturbance and anti-social behaviour.

Councillor Dave Hawkins requested that the application be taken out of delegation and expresses concern that the level of noise generated by the outside area would have a detrimental impact on neighbouring properties. He suggests that at the least, conditions limiting the hours of use should be introduced.

Consultations:
Director of Regeneration (Housing & Environmental Protection Division) - No objection

Director of Technical Services (Traffic Management Division) - No objection.

Merseyside Police have no objection to the proposal subject to the area not being used past 21.00 hours.

Directors comments: PROPOSAL

The proposal is for the introduction of an outside seating area with a new canopy to the rear of The Ferry Hotel. This will be created by the demolition of the existing garage in the rear yard, and will also include new railings along Tobin Street, and the relocation of the external fire escape stairs and double gates.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The application site is within a Primarily Residential Area, and as such, the extension or alteration to an existing public house would be acceptable subject to complying with Policy HS15 of Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

The Ferry Hotel is a white rendered, two-storey detached building located on the corner of Tobin Street and Egremont Promenade.

The nearest residential properties are those further up Tobin Street, and 1 Egremont Promenade. There are also some flats on the same side of Tobin Street as the public house. There is a minimum distance of approximately 35 metres between the application property and the dwelling of 1 Egremont Promenade, with this residential property being set higher up than the public house.

APPEARANCE AND AMENITY ISSUES

It is considered that due to the relatively small scale of the proposed rear seating area, it will not have a significant increase in noise and disturbance in the surrounding area. There are no properties directly adjacent to the public house and as such, this distance will minimise any noise outbreak from the seating area. A condition restricting the use of the area to no later than 21:00 hours will ensure that the proposal does not have an unacceptable impact on the amenities of neighbouring properties.

The proposed canopy and building alterations are considered to be minor and will not have an adverse on the character of the building or the surrounding area. The demolition of part of the wall, to be replaced by railings, will not have a particularly adverse impact on the character of the surrounding area, especially as this wall could be demolished without requiring planning permission.

HIGHWAY/TRAFFIC IMPLICATIONS

Although the outside seating area may generate additional traffic and parking demand, particularly in the summer months, it is not considered that this is significant enough to warrant refusal on highway safety or congestion grounds.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no specific health implications relating to this application.

CONCLUSION

Overall, it is not considered that the outside seating area will have an adverse impact on the amenities of surrounding residential properties, due to the small scale of the seating area, and the distance to neighbouring properties. The alterations to the building and the surrounding wall are considered to be minor and will not harm the character and appearance of the building or the street scene. As such, the proposal is considered to comply with Policy HS15 of Wirral's Unitary Development Plan.

Summary of Decision: The proposed development should not have an adverse impact on the amenities of nearby residents or the character of the surrounding area, and therefore complies with Policy HS15 of Wirral's Unitary Development Plan.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 The outside seating area hereby permitted shall not be used between the hours of 21.00 hours and 08.00 hours.

Reason for conditions

- 1 Standard (CR86)
- 2 To protect the amenities of local residents.

Last Comments By: **16 August 2007**

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

Case Officer: **Mr N Williams**