

Planning Committee

01 June 2010

Reference:
09/06500

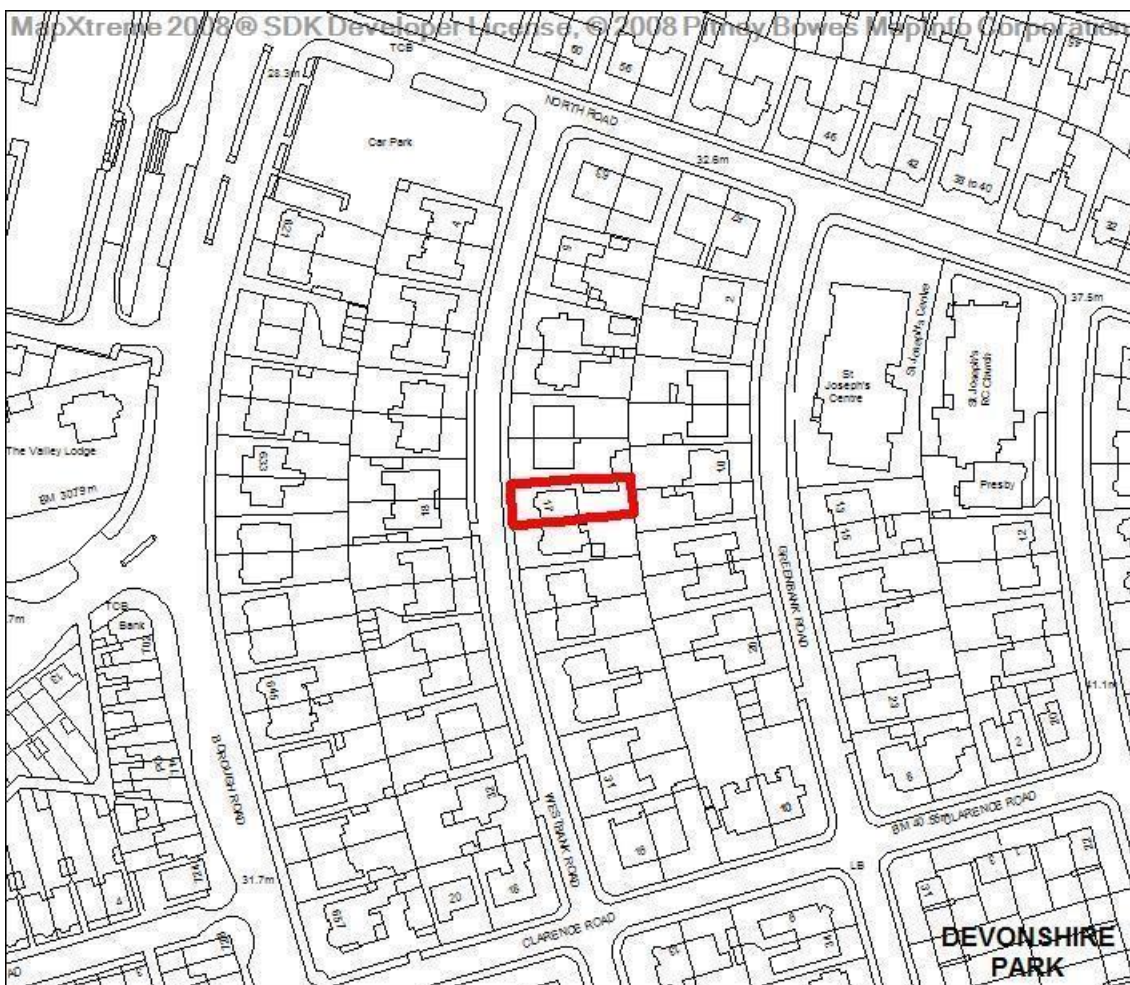
Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Prenton

Location: 17 WESTBANK ROAD, TRANMERE, CH42 7JL
Proposal: Change of use - Class C3 to Class C2. Dwelling house to Residential institution - supported housing for vulnerable adults with 24hr care.
Applicant: Mr Johnston
Agent : CADStation Ltd

Site Plan:



© Crown copyright. All rights reserved. Licence number 100019803. Published 2010.

Development Plan allocation and policies:

Primarily Residential Area
SPG9
HS8

Planning History:

74/01269 Erection of a garage - Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report 48 letters of objection plus 14 submitted online, some households produced more than 1 letter and a qualifying petition of 36 separate household signatures has been received, listing the following grounds:

- there is plentifully supply of established care institutions within Devonshire Park
- the application undermines the housing moratorium by taking a further residential dwelling out of the community
- antisocial behaviour
- transient residents
- safety and security
- threaten community
- increase in similar applications

A letter was received from Inspector Mick Blease regarding the impact of a supported housing venture within a residential community, premises such as YMCA, The Bridge or The Ark, he raised concerns regarding the ambiguity of "vulnerable adults" and more information being required. Based on the information submitted he has raised objections to this application.

CONSULTATIONS

Director of Regeneration – Housing & Environmental Protection Division: Poor layout, sound insulation should be provided between units.

Director of Technical Services – Traffic Management: No objection

Director's Comments:

The application was deferred from Planning Committee on 22nd April for a committee site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection has been received containing 36 signatures from separate households. Councillor George Davies has also requested the application be taken out of delegation having regard to the overwhelming opposition to the proposals and concern relating to change in the character of the area.

INTRODUCTION

The proposal is for the change of use of an existing house into a care home. The residential care home would fall under Use Class C2 and would provide overnight accommodation for 5 residents. There are minimal changes to the external appearance of the building, the proposal does seek to remove an external rear door and replace it with a standard window.

PRINCIPLE OF DEVELOPMENT

Residential care homes are acceptable within residential areas and as such the proposal is acceptable in principle.

SITE AND SURROUNDINGS

The building is currently used as a single residential dwelling, the house is a large semi-detached Victorian dwelling set in a traditional residential area, the area contains large impressive buildings and houses. Westbank Road itself is relatively close to Borough Road and local shops and facilities.

POLICY CONTEXT

The proposed care home location is situated 110m from a care home at 659 Borough Road and 120m from a care home at 38-40 North Road, following the local authority current records these are the two closest care homes to the site. In terms of SPG9, new care homes should not exceed 20% of the street frontage and where 2 or more care homes are in close proximity i.e spacing of 3 or less properties apart then no additional care homes will be permitted less than 4 properties away from any of these care homes, the proposal meets this criteria.

In terms of Policy HS8, the proposal is not a new build, it is a conversion of an existing property

therefore the scale and appearance of the building are not in question. Following the advisory criteria in SPG9, the proposal will not provide an over concentration of care homes within the area and the buildings either side of no17 are both residential and have been converted into flats.

The proposal is not for the creation of additional private residential units and therefore has no impact onto the constraints of the current housing restriction policy, the proposal is for a care unit that provides accommodation for residents who require a level of care.

APPEARANCE AND AMENITY ISSUES

There is very little change to the appearance of the building, the predominant external change is to the rear elevation, the number of openings does not increase but is to be altered, a rear garden door is to be replaced with a traditional window.

The layout includes 5 separate units that allow for sleeping/living space and private bathrooms, there is a communal kitchen, lounge and storage area at second floor and a staff room at first floor. The agent has submitted details of staffing; Number of staff will depend on occupants, but will generally be 4 in total with 2 members of staff at any one time. Overnight facilities will be provided for, for overnight staff.

Concerns have been raised regarding anti social behaviour. The proposal will include for 24 hour supervised care and as such, there will be staff at the site at all times. Through the current policies, care homes are promoted within residential areas where residents can integrate into the community. The proposal is not a departure in terms of use within a residential area. In terms of the current policy, the proposal is acceptable.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development. The building and windows with the exception of one ground floor window are to remain un-changed.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

In terms of the current policy on care homes, the proposal located within a residential area conforms to the guidance set and is therefore considered acceptable on its planning merits.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is acceptable in terms of Wirral's UDP Policy HS8 and SPG9.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Prior to first occupation of any part of the care home, a scheme of sound insulation must be undertaken, details of which shall be submitted and approved by the Local Authority. The scheme shall be implemented as approved and retained as such thereafter.

Reason: In the interests of amenity.

3. The proposal hereby permitted shall be used as a C2 Residential Institution under the Town and Country Planning Use Classes Order 2008 and for no other purpose.

Reason: In the interests of clarity having regard to the Interim Planning Policy for New Housing Development

Last Comments By: 22/02/2010 10:35:04

Expiry Date: 01/03/2010