

# Planning Committee

03 January 2012

**Reference:**  
**APP/11/00044**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**New Brighton**

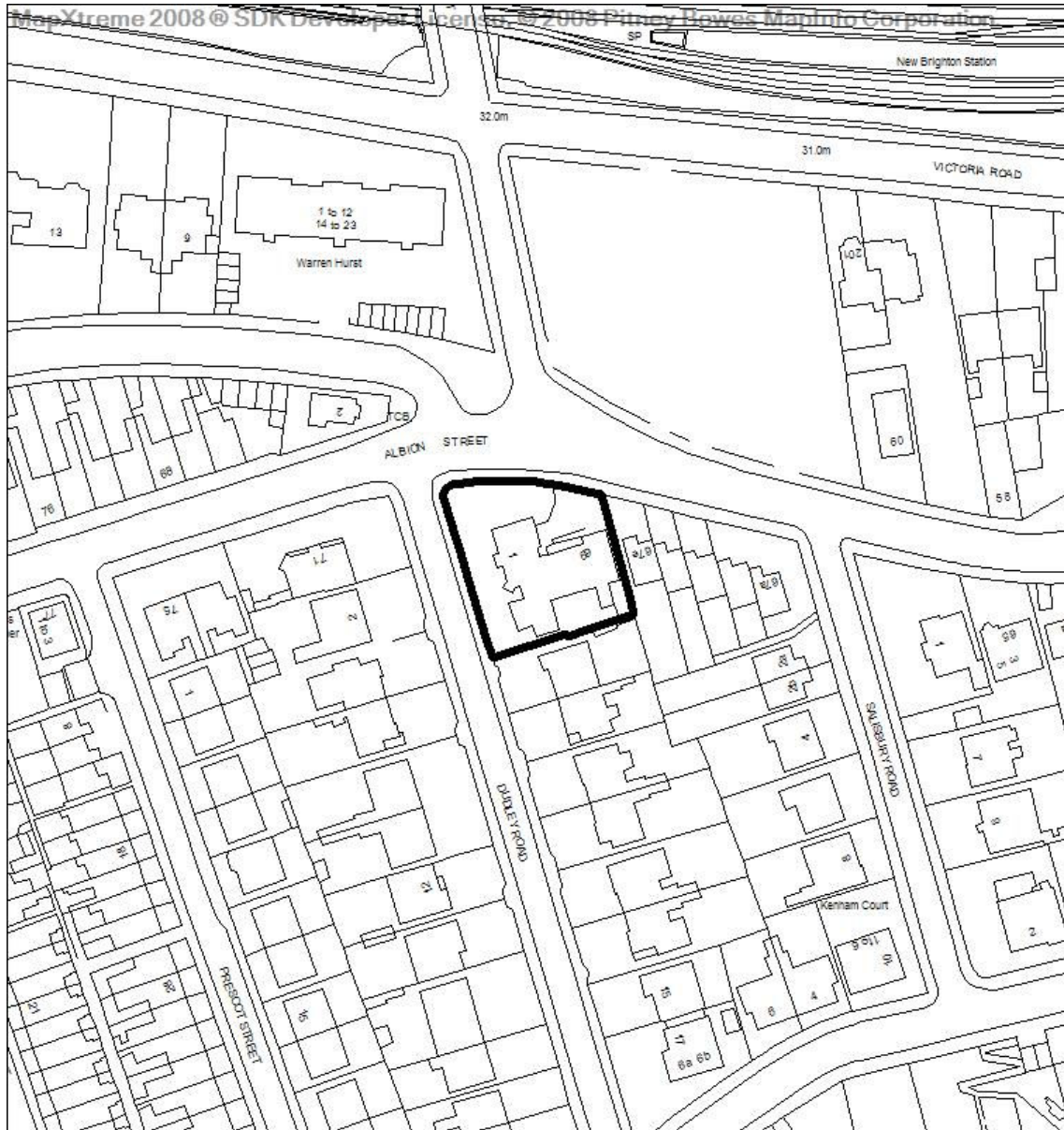
**Location:** Bay View Nursing Home, 69 ALBION STREET, NEW BRIGHTON,  
CH45 9JG

**Proposal:** Proposed 11no. new build apartments and parking

**Applicant:** Albion Developments

**Agent :** Andrew Smith Architects

## Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

OUT/2008/5392 - Demolition of existing buildings and erection of three-storey building containing 10 No. apartments (Outline) Approved 22/08/2008

**Summary Of Representations and Consultations Received:****REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 31 letters of notification were sent to neighbouring properties and a site notice was displayed. No representations have been received.

**CONSULTATIONS**

The Director of Technical Services (Traffic & Transportation Division) have no objections to the proposals subject to conditions.

The Director of Law, HR and Asset Management (Pollution Control) have no objections to the proposals.

The Merseyside Cycling Campaign object on the grounds of lack of cycle parking.

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is for more than 10 dwellings and as such is defined as a Major application and is required to come before the Planning Committee under the Council's Scheme of Delegation for Determining Planning Applications.

**INTRODUCTION**

The application proposes 11 apartments and parking provision.

**PRINCIPLE OF DEVELOPMENT**

The site is within a Primarily Residential Area and within the regeneration priority areas identified by the Interim Planning Policy for New Residential Development. As such, residential developments are acceptable in principle.

**SITE AND SURROUNDINGS**

The site was previously occupied by Bay View Nursing Home, which has now been demolished and the site comprises of a vacant site.

This part of Albion Street has a mixed street scene, including small two-storey single dwellings, large detached dwellings and larger, purpose-built flats. There is little of defining character on Albion Street with each building type mostly adding positively to an interesting street scene.

Dudley Road contains large two/three storey semi-detached properties, with the road rising to the south, meaning that the application site is at the bottom of this gradient.

**POLICY CONTEXT**

Policy HS4 of the adopted UDP requires that proposals for new residential development must take care not to have any detrimental impact on the residential amenity of the occupiers of the surrounding properties of the future occupants of the dwelling.

SPD2 sets out design issues and required separation distances for new flats, to be read alongside policy HS4 and the Interim Planning Policy. UDP Policies, TR9, TR12, SPD4 and SPG42 set out the requirements cycle facilities and car parking space

**APPEARANCE AND AMENITY ISSUES**

The site is within the regeneration priority area and complies with the Interim Planning Policy for New Housing Development adopted for development control purposes on 30 October 2005. The applicant has submitted a viability assessment which, in line with the recommendations of the Council's

adopted Strategic Housing Market Assessment, demonstrates that the development would not realise a level of profit sufficient to support the provision of affordable housing. This has been independently appraised on behalf of the Local Planning Authority by an accredited quantity surveyor, who has confirmed the findings of the assessment are accurate. As such, it is not considered appropriate to require the provision of affordable housing in this instance.

Supplementary Planning Document 2: Designing for Self-Contained Flat Developments and Conversions states that development with a density above 50 dwellings per hectare will only normally be allowed if the site sustainably located. The application site is in close proximity to New Brighton Tradition Suburban Centre, New Brighton Train Station and as such, the proposed density is considered to be acceptable due to the close proximity to local amenities and strong public transport links.

The siting of the proposed building is central on the plot, continuing the staggered building line of the immediate area, as well as following the curve of Albion Street. Although there is only minimal private amenity space, this was considered acceptable under the previous outline application as it was an increase in amenity space than would be provided through a direct conversion of the existing property.

The proposed layout of the dwellings is considered acceptable, with all habitable rooms achieved good levels of outlook and levels of daylight and sunlight. This includes the additional basement apartment.

The design of the building is considered acceptable and will be a positive addition to the street scene. There is an interesting mix of materials which breaks up the bulk of the building, and high quality materials can be conditioned.

The proposal is not considered to significantly affect the outlook or levels of light currently enjoyed by neighbouring properties.

#### **SEPARATION DISTANCES**

SPD2 states habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. There is a 10m separation distance to No.1 Dudley Road. No.1 Dudley Close has a first floor window facing the proposal, however this property is situated at a higher level and it was considered under the previous outline application this structure will have a lesser impact to the building previously occupying the plot.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The Council's adopted parking standards (SPD4) which set out maximum limits and the proposal does not exceed this limit.

There are 11 residents' storage units proposed in the basement which can be used for secure cycle parking.

The Director of Technical Services (Traffic Management Division) had no objection to the proposal. There are no highway implications relating to this proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The proposal poses an improvement to a currently vacant and neglected site. There are no Environmental/Sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is considered not to result in a detrimental change in the character of the area or result in an adverse impacts to neighbouring properties. The proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and SPD2.

#### **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 considered not to result in a detrimental change in the character of the area or result in an adverse impacts to neighbouring properties. The proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and SPD2.

**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. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. No part of the development shall be brought into use until the existing vehicular access on to Albion Street has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety

4. The site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. The windows facing east shall not be glazed otherwise than with obscured glass and fixed shut, and thereafter be permanently retained as such.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 of the Wirral Unitary Development Plan.

**Last Comments By:** 26/06/2011 19:15:31  
**Expiry Date:** 18/07/2011