

Planning Committee

27 March 2012

Reference:
APP/12/00081

Area Team:
South Team

Case Officer:
Miss A McDougall

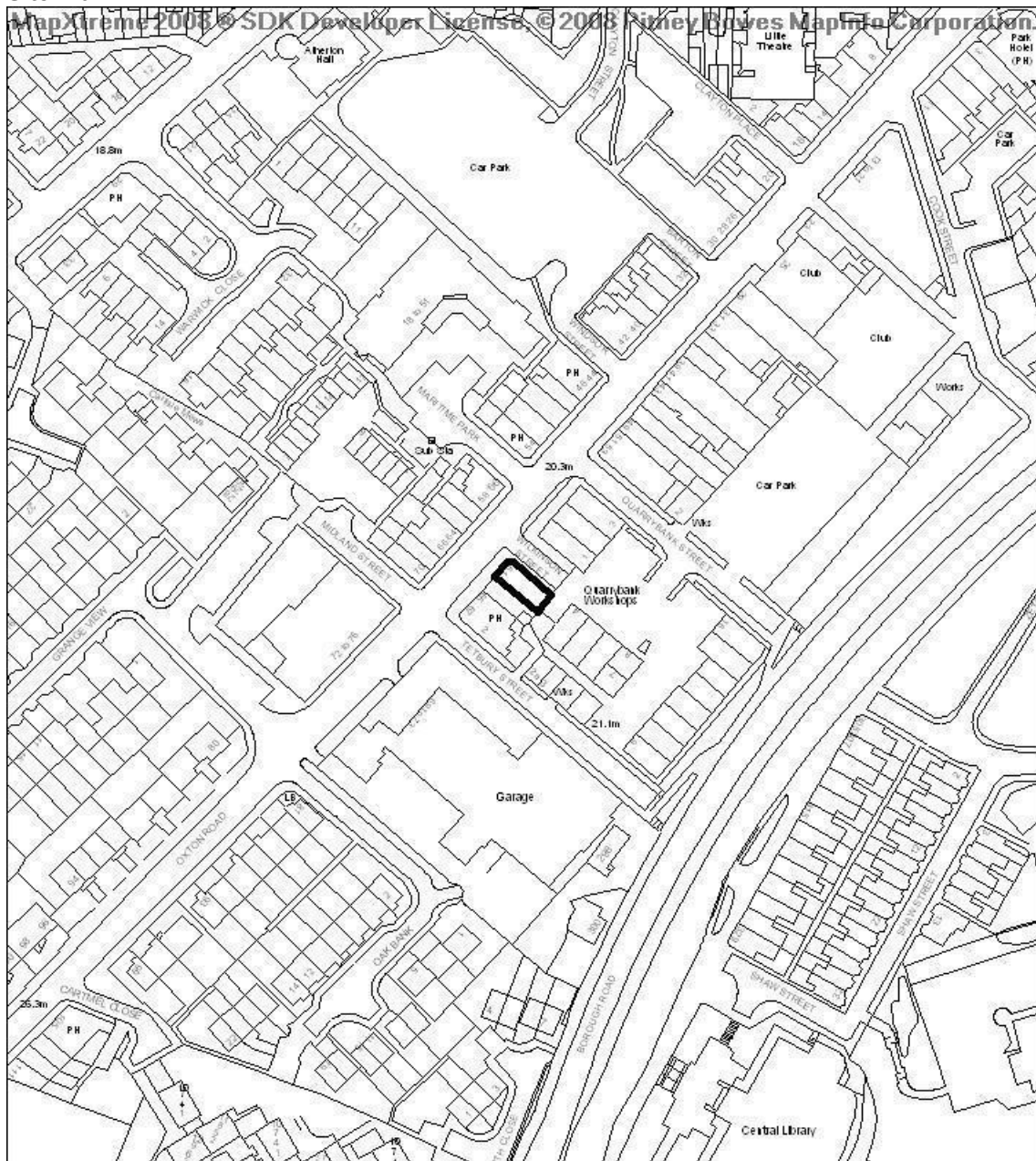
Ward:
**Birkenhead and
Tranmere**

Location: Chris Pluck Betting Office, 61 OXTON ROAD, BIRKENHEAD, CH41 2TL

Proposal: Change of use from offices above former betting shop to 2, two bedroom flats and front boundary wall and gates

Applicant: Mr D Pluck
Agent : SDA

Site Plan:



Development Plan allocation and policies:

Primarily Commercial Area
Traditional Suburban Centre

Planning History:

APP/97/06379 Extension at first floor, change of use from two self contained flats to offices and storage - Approved 01/01/1998

APP/83/23589 Conversion of first floor and second floor to two self contained flats - Approved 15/12/1983

APP/82/20940 Conversion of dwelling into two self contained flats - Refused 07/10/1982

APP/80/16545 Installation of new shop front - Approve 10/10/1980

APP/79/12500 Change of use to licensed betting office - Approved 14/06/1979

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

Having regard to the Council Guidance on Publicity for Applications, 19 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

Merseyside Cycling Campaign: Objection raised due to no cycle parking provision.

CONSULTATIONS:

The Director of Technical Services (Traffic & Transportation Division): Changes requested in relation to siting of vehicle access.

The Director of Law, HR & Asset Management (Pollution Control Division): No objection

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the conversion of the first and second floor into two separate residential units, the changes also include a new boundary wall to the front with vehicle access.

PRINCIPLE OF DEVELOPMENT

The proposal is for upper floor residential above an existing retail unit within the designated Traditional Suburban Centre which is acceptable in principle.

SITE AND SURROUNDINGS

The building is a three storey end terrace within the established Traditional Suburban Centre and is located 220m from Birkenhead Key Town Centre, the ground floor use is currently a betting shop. The property is located on the corner of Oxtan Road and what was Wilkinson Street, Wilkinson Street was originally a residential street which has since been converted into small business units and car parking.

POLICY CONTEXT

SH7 Upper Floor Uses in Retail Premises Policy

The Local Planning Authority will permit the conversion of upper floors above shops for office uses or for residential uses not covered by permitted development rights, subject to access, parking, servicing, amenity and shop security considerations and the compatibility of the proposed use with neighbouring upper floor activities.

APPEARANCE AND AMENITY ISSUES

The upper floor changes only have impact to the internal arrangement and will not impact the appearance of the building externally. One feature of many shopping centres has been the long-term increase in service uses, particularly on the upper floors of existing premises. More recently, attention has focused on encouraging the re-use or conversion of upper floors for residential use. As well as providing an additional source of accommodation, such uses within a shopping centre can make an important contribution to its vitality, particularly during the evening and when shops are closed.

There is an existing car park to the side of the building that was originally the turning into Wilkinson Street, the proposal includes a boundary wall and gated vehicle access, Oxtan Road is not a classified Road and there is an existing car park to the side of the building that was originally the entrance into Wilkinson Street.

The proposed changes to the existing car park and the upper floors are acceptable within this location and do not harm the vitality of the traditional suburban centre. The proposal is therefore acceptable having regard to Wirral's UDP Policy SH7.

SEPARATION DISTANCES

The residential uses within the upper floors are conversions, the building retains the original windows and has sufficient outlook to each habitable room without causing additional harm in terms of loss of privacy by not introducing additional windows.

HIGHWAY/TRAFFIC IMPLICATIONS

There have been concerns raised with regards the new access, it has been advised that changes be made to the access so as not to impact highway safety, no details have been submitted to the Council therefore Traffic Management have advised a condition requesting full details of the access.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The overall scheme is acceptable in terms of use and siting, due to the vehicle access further details are required with regards to safe vehicle movements within the highway. The scheme is acceptable having regard to Wirral's UDP Policy SH7.

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 proposed changes to the upper floors of the existing building are acceptable having regard to Wirral's UDP Policy SH7.

Recommended **Approve**
Decision:

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 commencement of works full details of the vehicle access shall be submitted to and agreed in writing by the Local Planning Authority, the vehicle access shall be implemented as agreed prior to first occupation of the hereby approved upper floor flats.

Reason: Highway safety.

3. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the Wirral Unitary Development Plan

Further Notes for Committee:

Last Comments By: 23/02/2012 11:05:47
Expiry Date: 21/03/2012