

Planning Committee

31 October 2013

Reference:
APP/13/01005

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Bebington

Location: Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW

Proposal: Two storey extension and layout of alternative parking provisions

Applicant: Safe Harbour Nursing Home

Agent : Mr D Scanlon

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Abbots Drive Nursing Home, Abbots Drive, Bebington. L63 3BW.
Application Type: Full Planning Permission
Proposal: Installation of two windows.
Application No: APP/90/06986
Decision Date: 26/10/1990
Decision Type: Approve

Location: Safe Harbour Nursing Home, Abbots Drive, Bebington. L63 3BW.
Application Type: Full Planning Permission
Proposal: Erection of first and second floor extensions.
Application No: APP/91/07435
Decision Date: 26/03/1992
Decision Type: Withdrawn

Location: Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW
Application Type: Full Planning Permission
Proposal: Erection of a ground and first floor extension with new rear access and paving and car parking layout.
Application No: APP/10/00403
Decision Date: 15/06/2010
Decision Type: Approve

Location: Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW
Application Type: Full Planning Permission
Proposal: Erection of a two storey extension with revised parking.
Application No: APP/12/01489
Decision Date: 06/02/2013
Decision Type: Refuse

Location: Abbots Drive Nursing Home, Abbots Drive, Bebington. L63 3BW
Application Type: Full Planning Permission
Proposal: Erection of bin store.
Application No: APP/90/07450
Decision Date: 05/12/1990
Decision Type: Withdrawn

Location: Safe Harbour Nursing Home, Abbots Drive, Bebington. L63 9BW
Application Type: Full Planning Permission
Proposal: Erection of extensions at ground and first floor.
Application No: APP/92/05694
Decision Date: 03/07/1992
Decision Type: Approve

Location: Safe Harbour Nursing Home, Abbots Drive, Bebington. L63 9BW
Application Type: Full Planning Permission
Proposal: Erection of extensions at ground and first floor without complying with conditions 03 and 06 attached to planning permission 92/5694/E.
Application No: APP/94/05044
Decision Date: 15/03/1994
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 17 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection has been received, listing the following grounds:

1. Reduce light
2. Would have a dominant impact onto the dwelling at The Foxes
3. Construction will be difficult

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections, the loss of two parking spaces may lead to a minor increase in demand for on street parking but this is unlikely to be significant.

Head of Environment & Regulation (Pollution Control Division) - No Objections

Director's Comments:

Consideration of this application was deferred at Planning Committee on 26 September 2013 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Jerry Williams has taken the application out of delegated powers due to overlooking to neighbouring properties.

INTRODUCTION

The proposal is for the erection of a two-storey extension to an existing residential care home. The application is a revision of previously refused application APP/12/01489.

PRINCIPLE OF DEVELOPMENT

The principle of development is acceptable.

SITE AND SURROUNDINGS

The existing building is two-storey and red brick finish. The building is located within a residential area and the immediate buildings are a mix of two-storey dwellings and bungalows.

The street scene of Abbots Drive has a very open character with grassed verges running along the edge of the highway.

POLICY CONTEXT

The development is for an extension to an existing residential care home, having regard to the Unitary Development Plan, Policy HS8 states that; Proposals for the development of new residential care or nursing homes, or the conversion of existing buildings to provide residential care or nursing homes will be permitted, subject to the proposal being of a scale which relates well to surrounding property. Supplementary Planning Guidance note 9 supports the unitary development plan and states; A garden area for the enjoyment of residents shall be provided based in a minimum of 10 sq metres for each bed space in the home. All private bedrooms shall have a reasonable prospect and aspect. Extensions to existing residential care homes will be judged on their merits, bearing in mind the type of property involved, its relationship to the site boundaries, and the character and form of development in the area.

The National Planning Policy Framework supports social inclusion within residential areas in order to provide a sense of community. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Planning policies and decisions, should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.

The current application is an amendment to a previously refused scheme, the changes take into account the issues raised previously in relation to the scale of the extension in relation to its proximity to existing neighbouring uses.

APPEARANCE AND AMENITY ISSUES

The proposal is for an extension to an existing care home. The extension will accommodate part of the site that is currently used as parking and an area of lawn and will provide three bedrooms. The proposal only results in a net increase of two bedrooms as an existing bedroom at ground floor will be converted into a staff room, the extension will also include a lounge at ground floor.

The application is a resubmission of a previously refused scheme, the previous application was much larger than this current proposal and was refused due to overdevelopment of the plot. The revised scheme has been subsequently reduced in scale, the extension does not accommodate the majority of the external space to the north east boundary and retains part of the existing car park.

The extension includes windows to the south west elevation that face over the existing courtyard within the site. These windows relate to the proposed bedrooms and the living room, one is high level, fixed and obscurely glazed window to the north east side elevation that serves a corridor and is opposite the residential property at Anscot (The Foxes), The Highcroft. The high level window is within 1m of the boundary with Anscot (The Foxes), The Highcroft and as such a condition is proposed to ensure that the window is fixed and obscurely glazed.

Concerns have been raised with regards to overlooking, the habitable rooms of the proposed extension face into the existing care home site. The boundary of the care home is located approximately 30m from the rear of Anscot (The Foxes), The Highcroft and the rear of 39 and 41 Heath Road and is a sufficient distance to prevent overlooking.

Concerns have been received from the neighbouring property at Anscot (The Foxes) on The Highcroft, with regards to the impact of the extension onto the residential amenity of the dwelling. The extension meets the separation distances set out and whilst parts of the extension will be within 1m of the boundary with this property, the depth of the rear garden at Anscot (The Foxes) is approximately 30m and provides sufficient interface distances between the built development and the rear of this neighbouring dwelling.

The reduced scale of the extension is more appropriate to the scale of the plot and previous expansion of the building. The revised scale allows the retention of the existing car park and does not result in overdevelopment of the site.

The extension is located to the rear of the building and will not have a visual impact onto the street scene. The scale of the extension is appropriate to the site itself and will not have a detrimental impact onto the surrounding neighbouring properties due to the interface distances achieved.

The proposed development is acceptable having regards to Wirral's UDP Policy HS8 and SPG9.

SEPARATION DISTANCES

In terms of the relationship between the proposed extension and the neighbouring residential dwellings, the extension meets the separation distances set out of 21m window to window (habitable room).

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

The scale and siting of the extension is appropriate in terms of its current setting and will not have a detrimental impact in terms of dominance, overdevelopment or overlooking. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS8 and SPG9.

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 scale and siting of the extension is appropriate in terms of its current setting and will not have a detrimental impact in terms of dominance, overdevelopment or overlooking. The proposal is therefore acceptable having regard to Wirrals 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 31 July 2013 and listed as follows: 1 Rev A (06.2013), 2 Rev A (06.2013), 3 Rev A (06.2013).

Reason: For the avoidance of doubt and to define the permission.

3. On insertion, the window to the north east elevation at first floor shall be fixed and shall be of obscure glazing and shall be retained as such thereafter.

Reason: Having regard to the privacy levels of the existing neighbouring properties.

Last Comments By: 30/08/2013 15:02:35
Expiry Date: 25/09/2013