

# Planning Committee

17 June 2014

**Reference:**  
**APP/14/00466**

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

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Hoyleake and Meols**

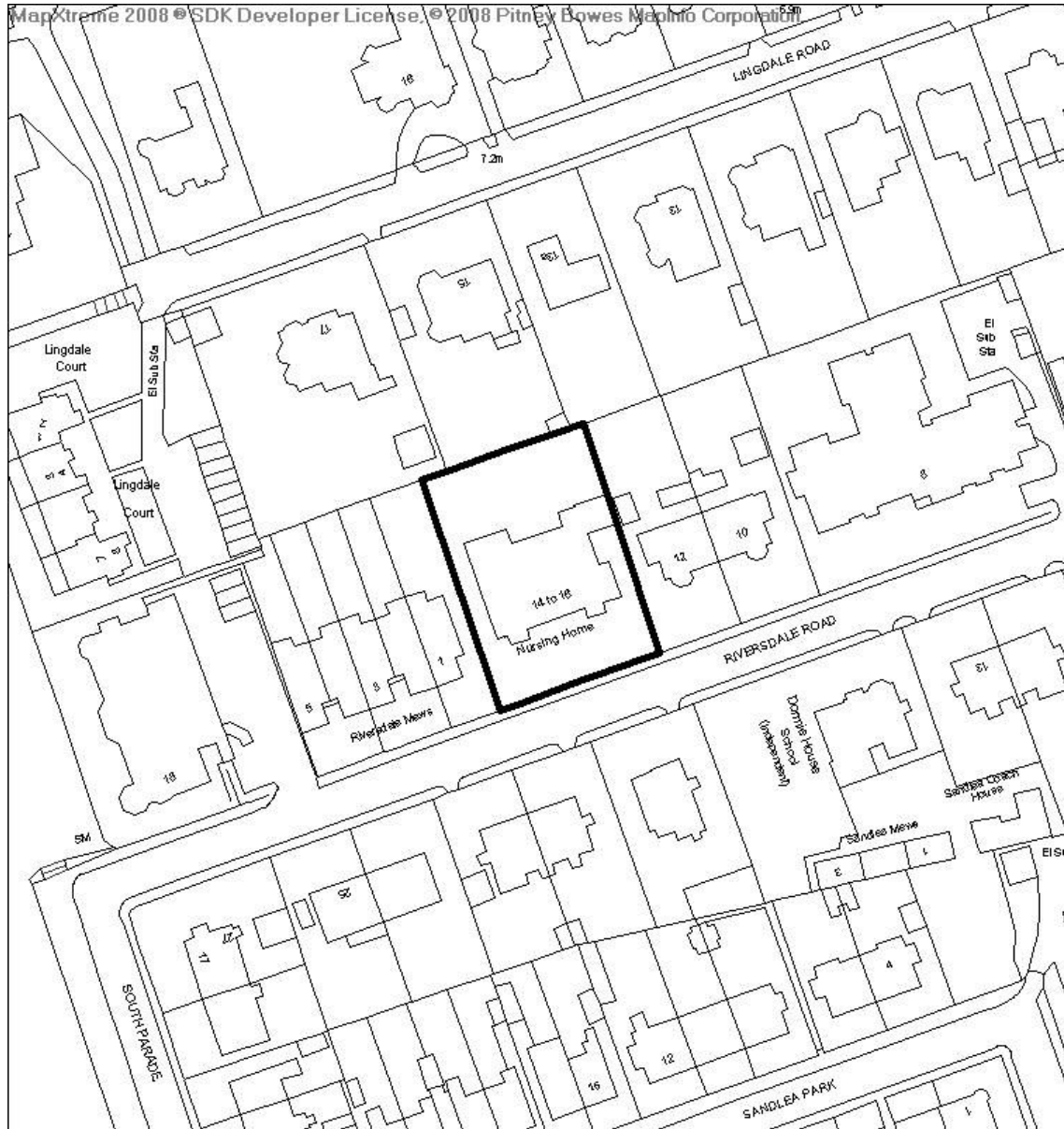
**Location:** Riversdale Nursing Home, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ

**Proposal:** Two first floor rear extensions to provide a net increase of four bedrooms (Amendment to application APP/13/01587)

**Applicant:** Riversdale Nursing Home

**Agent :** C W Jones

## Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

## **Planning History:**

- Location: 16, Riversdale Road, West Kirby. L48 4EZ  
Application Type: Full Planning Permission  
Proposal: Conversion from flats to nursing home, demolition of external stairs and outbuildings, new extensions and bay windows.  
Application No: APP/85/05028  
Decision Date: 28/02/1985  
Decision Type: Approve
- Location: 14a & 14b, Riversdale Road, West Kirby. L48 4EZ  
Application Type: Full Planning Permission  
Proposal: Change of use of existing self contained first and second floor flats to form part of existing Nursing home at 16, Riversdale Road.  
Application No: APP/85/07198  
Decision Date: 23/05/1986  
Decision Type: Approve
- Location: 14/16, Riversdale Road, West Kirby. L48 4EZ  
Application Type: Full Planning Permission  
Proposal: Change of use of existing ground floor flat no.14, Riversdale Road, to existing nursing home, erection of single storey rear extension and modification to car parking area.  
Application No: APP/87/06497  
Decision Date: 29/10/1987  
Decision Type: Approve
- Location: Riversdale Nursing Home, 14-16, Riversdale Road, West Kirby. L48 4EZ  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey rear extension.  
Application No: APP/92/05544  
Decision Date: 13/05/1992  
Decision Type: Approve
- Location: Riversdale Nursing Home, 14-16 Riversdale Road, West Kirby, Wirral, CH48 4EZ  
Application Type: Full Planning Permission  
Proposal: Erection of single storey front side and rear extensions and extension at second floor level at the rear.  
Application No: APP/02/05510  
Decision Date: 26/04/2002  
Decision Type: Approve
- Location: Riversdale Nursing Home, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ  
Application Type: Full Planning Permission  
Proposal: Two first floor rear extensions.  
Application No: APP/13/01587  
Decision Date: 28/02/2014  
Decision Type: Withdrawn

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

### REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 14 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 2 objections received from the occupiers of 1 Riversdale Mews and 12 Riversdale Road, and a petition of objection containing 26 signatures. The objections are on the grounds of

overdevelopment of the site; overlooking of adjacent properties; overshadowing of adjacent properties; insufficient on-site parking; and additional traffic.

#### CONSULTATIONS

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

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

#### **DIRECTORS COMMENTS:**

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

A petition of objection with 26 signatures has been received. Therefore, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

#### **INTRODUCTION**

The application is for the erection of two first-floor rear extensions. The extensions will provide a net increase of four bedrooms, with the application being an amendment to a previous application which was withdrawn. The two extensions have been reduced in scale from the previous application.

#### **PRINCIPLE OF DEVELOPMENT**

The principle of this development within a Primarily Residential Area is considered acceptable, subject to relevant policy guidelines.

#### **SITE AND SURROUNDINGS**

The application site is a large residential nursing home which was originally formed from two semi-detached properties. The site is located within a Primarily Residential Area and as such the immediate area is wholly residential, with residential dwellings either side of the site. There is a number of different types and design of dwellings in the area.

#### **POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy HS8: Nursing Homes/ Residential Care Homes. Policy HS11: House Extensions is also considered to be relevant in this instance.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed extension on the west of the rear elevation will create three new bedrooms, with one existing bedroom removed in order to form access to the new extension. This extension projects 5.5m to the rear, and is set off the boundary with the adjacent property (1 Riversdale Mews) by approximately 3.5m. The adjacent property is also set off this boundary by approximately 3m, meaning that there will be a distance of approximately 6.5m between the proposed first-floor extension and the adjacent property, which should ensure that it does not have an unacceptable adverse impact on the amenities of this neighbouring property. In addition to this distance, the rear garden (and elevation) of 1 Riversdale Mews is also set higher than that of the application site and this will further negate the potential impact of the proposed extension on this property.

The proposed extension on the east of the rear elevation will create two new bedrooms. This extension will project 4.4 metres to the rear, and is set off the boundary with the adjacent property (12 Riversdale Road) by approximately 5.5m. The main part of the adjacent property is also set off this boundary by approximately 5 metres, meaning that there will be a distance of approximately 10.5m between the proposed first-floor extension and the adjacent property. This is considered a sufficient distance to ensure that this proposed extension does not have an unacceptable adverse impact on this neighbouring property.

Whilst there have been objections received stating that the site has already been overdeveloped over the years, this is not considered to be the case. Although the original two dwellings have been substantially extended from their original form, the footprint of the building is considered to be just within the acceptable limits of being appropriate to the plot. In any case, whilst it could be considered that any increase in the current footprint (and subsequent loss of amenity space) may well constitute overdevelopment, this current proposal involves extensions that are built on existing parts of the building, and which will not increase the overall height of the building. The footprint of the building will

therefore not be increased, and the proposed extensions are considered subordinate to the existing building.

#### **SEPARATION DISTANCES**

All new windows are located on the rear elevation. There will be a distance of approximately 40m between these new windows and the property to the rear, which comfortably complies with the required separation distances.

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

Whilst the proposal may create some additional demand for on-street parking, this is not sufficient to warrant refusal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

Overall, it is considered that the proposed extensions are of a scale that will not harm the amenities of neighbouring properties, or result in an overdevelopment of the site. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS8 and HS11.

#### **5. 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:-

It is considered that the proposed extensions are of a scale that will not harm the amenities of neighbouring properties, or result in an overdevelopment of the site. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS8 and HS11.

**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 8th April 2014 and listed as follows: 2737/1, 2737/2 (both dated 22/11/2013); and 2737/3 B, 2737/4 A (both dated 09/12/2013)

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

#### **Further Notes for Committee:**

**Last Comments By:** 20/05/2014 12:57:10

**Expiry Date:** 03/06/2014