

Planning Committee

21 August 2014

Reference:
APP/14/00073

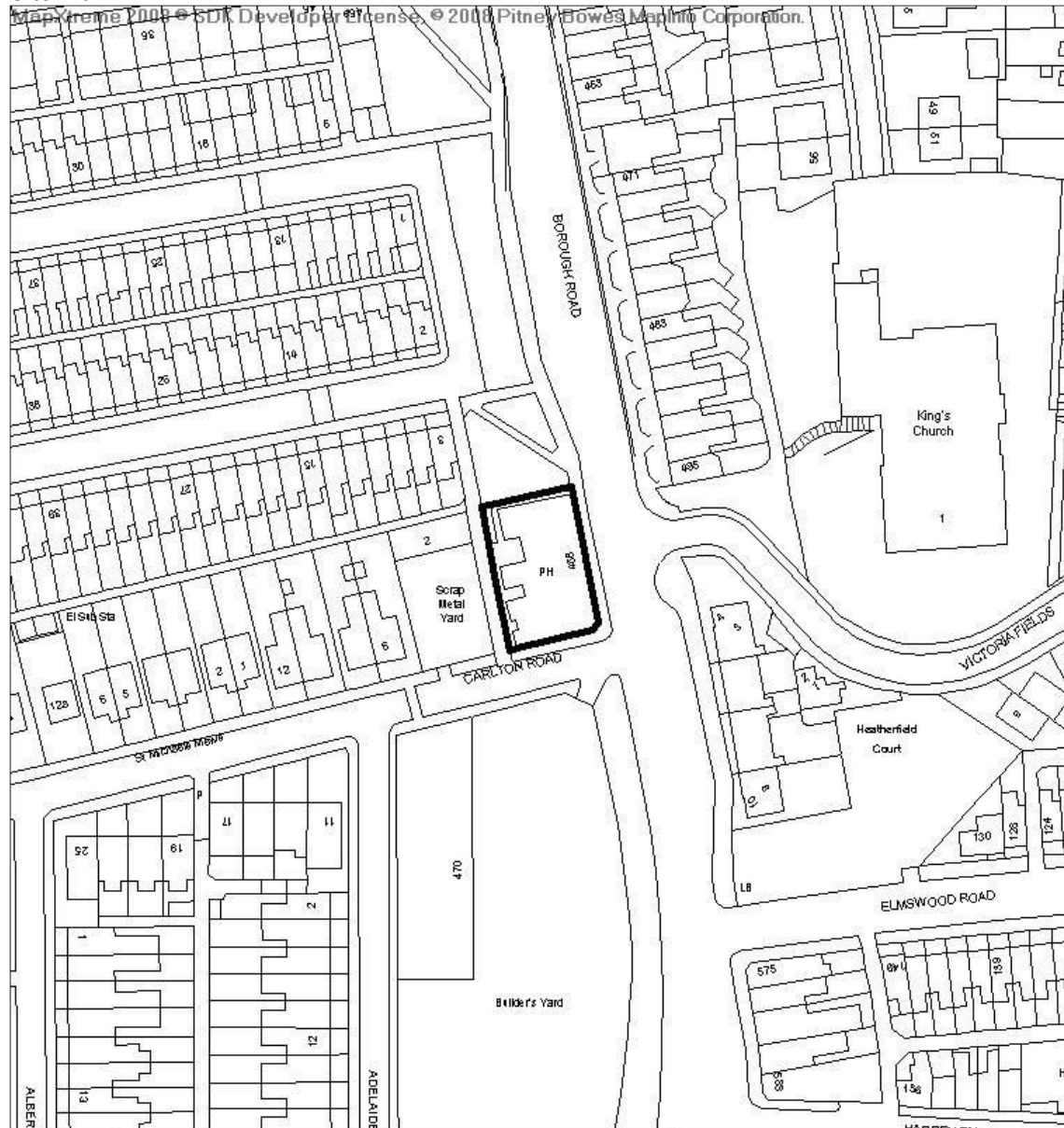
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

Location: The Carlton, 466-468 BOROUGH ROAD, OXTON, CH42 9LZ
Proposal: Conversion of public house to 14 flats.
Applicant: Mr D Johal
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no planning history associated with this site.

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

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received from the owner/occupier of 8 Carlton Road and Mr Albert (who did not give his address). The objections are summarised as follows:

1. car parking issues associated with the new flats and where the new residents will park;
2. what sort of residents will be residing in the flats?

Merseyside Cycling Campaign - Condition required for cycle parking

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections subject to a traffic management plan condition.

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

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council. Under the current Scheme of Delegation for Determining Planning Applications, any SDA application with at least one objection must be considered by the Planning Committee.

INTRODUCTION

The proposed development is for the conversion of existing public house into 14 flats.

PRINCIPLE OF DEVELOPMENT

As the area is designated as primarily residential the proposal is for the conversion to 14 flats is acceptable in principle subject the policies outlined below.

SITE AND SURROUNDINGS

The Carlton Hotel is a former public house located within the residential area of Oxton. The site however is surrounded by a mix of uses including a builders merchants to the south and a metal works to the west. There is an area of amenity open space to the north with residential streets beyond.

The area has a mix of housing stock, including terraced and semi detached dwellings as well as flats.

POLICY CONTEXT

The proposal is assessed against the advice in the National Planning Policy Framework (NPPF) which states that good design is a key aspect of sustainable development and that proposals should optimise the potential of the site to accommodate the development.

Unitary Development Plan Policy URN1, HS6 and HS13 are directly relevant. Supplementary Planning Documents SPD2: Self Contained Flat Developments and SPD4: Parking Standards are also relevant.

Policy HS13 states that consideration should be given to the impact of the proposal on neighbouring properties, acceptable levels of access, sufficient outlook to habitable rooms and the general character of the area. The NPPF supports the conversion of existing and redundant buildings in to residential use.

Policy HS6 requires a level of affordable housing provision within the scheme.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

APPEARANCE AND AMENITY ISSUES

The former Carlton Hotel has been closed for a number of years and was originally split into a public house at ground with a number of separate rooms above. The layout of the proposed flats has been revised at a request of the Local Planning Authority (LPA) and arranged so as there is an acceptable outlook from all habitable room windows.

Communal gardens have been created at the rear of the proposal to ensure there is adequate amenity space provided for residents. All of the proposed rooms in the development are deemed to have an acceptable outlook and therefore comply with the criteria set out in national and local policy.

The habitable room windows in relation to neighbouring residential properties is considered acceptable. The first and second floor flats have been located a sufficient distance away from the nearest residential properties and as such there will be no adverse impact.

In terms of Traffic and transportation, Supplementary planning document 4 specifies that the maximum number of off street parking spaces that should be provided alongside new development. For the C3 Use proposed the car parking should be a maximum of 1 space per self contained flat.

At the time of writing this report two objections have been received from the occupiers of 8 Carlton Road and Mr Albert who did not give his address. The objections are based on car parking issues associated with the new flats and where they will park. Following consultation with the Head of Environment & Regulation (Traffic & Transportation Division) no objections have been received with regards to highway safety or parking, this is due to the level of waiting restrictions in the area.

Whilst there is no parking provided for any of the flats, the development is sited within a highly accessible area where alternative modes of transport are available that can meet the likely demand for travel generated by the development. Lower levels of parking are therefore encouraged as the site is within 400 metres safe and convenient walking distance of a Traditional Suburban Centre; as well as within 400 metres of a bus stop with a regular service with a frequency of 20 minutes or greater to local centres.

The Head of Environment & Regulation (Pollution Control Division) had not raised concern with regards to the conversion of the premises into flats but has requested a condition for a noise insulation scheme to be submitted to and agreed in writing prior to first occupation.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. Should members be minded to approve the scheme conditions can be imposed to ensure this is achieved.

It is considered that the proposed development is deemed acceptable having regard to the criteria set out in Policy HS6 & HS13 of Wirral's Unitary Development Plan and the guidance in SPD 2. UDP Policy URN1 also lends support for bringing vacant property back into use.

SECTION 106 AGREEMENT

The applicant has agreed to provide 20% affordable housing as part of the development. If members are minded to approve the proposal a Section 106 Agreement will be drafted to secure the provision.

SEPARATION DISTANCES

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. This development achieves the required separation distances.

The site is flanked to the north by amenity space, to the south by a builders merchant and to the west by a metal works. There are residential properties over the road but the outlook from the proposed development will remain as existing and as such there will be no overlooking or loss of privacy to surrounding residential properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway/traffic implications. The site is an established residential and commercial use and it is there considered that the traffic movements can be accommodated within the existing highway network. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development stating that whilst there is a lack of high street parking which would generate a small increase in on street parking demand, the nearby junction is protected by waiting restrictions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Environmental/Sustainability issues relating to this proposals can be addressed through the use of planning conditions for sound insulation.

HEALTH ISSUES

There are no health issues

CONCLUSION

The proposal is considered to be in keeping with character of the area and will not result in an adverse impact upon residential amenity, therefore subject to section 106 agreement to secure affordable housing the proposal is considered acceptable having regard to Policies HS6 & HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework.

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 to be in keeping with character of the area and will not result in an adverse impact upon residential amenity, therefore subject to Section 106 agreement to secure affordable housing the proposal is considered acceptable having regard to Policies HS6 & HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework.

Recommended Decision: Approve subject to a S106 Legal Agreement

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 19th June 2014 and listed as follows:
169_2013_02 Rev B (Dated 04.06.2014), 169_2013_03 Rev A (Dated 01.05.2014),
169_2013_04 Rev A (Dated 01.05.2014) & 169_2013_05 (Dated 08.05.2014)

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

3. Within 3 months of the first occupation the obsolete vehicle access on Carlton Road shall be reinstated to Local Authority standards, details of which shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be implemented in full and retained as such thereafter.

Reason: In the interest of highway safety.

4. 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 in the Wirral Unitary Development Plan.

5. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

6. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

7. Prior to commencement of development a scheme of sound insulation between the proposed flats shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In the interest of residential amenity having regards to policy HS13 of Wirral's UDP

Further Notes for Committee:

Last Comments By: 30/07/2014 09:34:33

Expiry Date: 18/09/2014