

Planning Committee

19 February 2015

Reference:
APP/14/01389

Area Team:
North Team

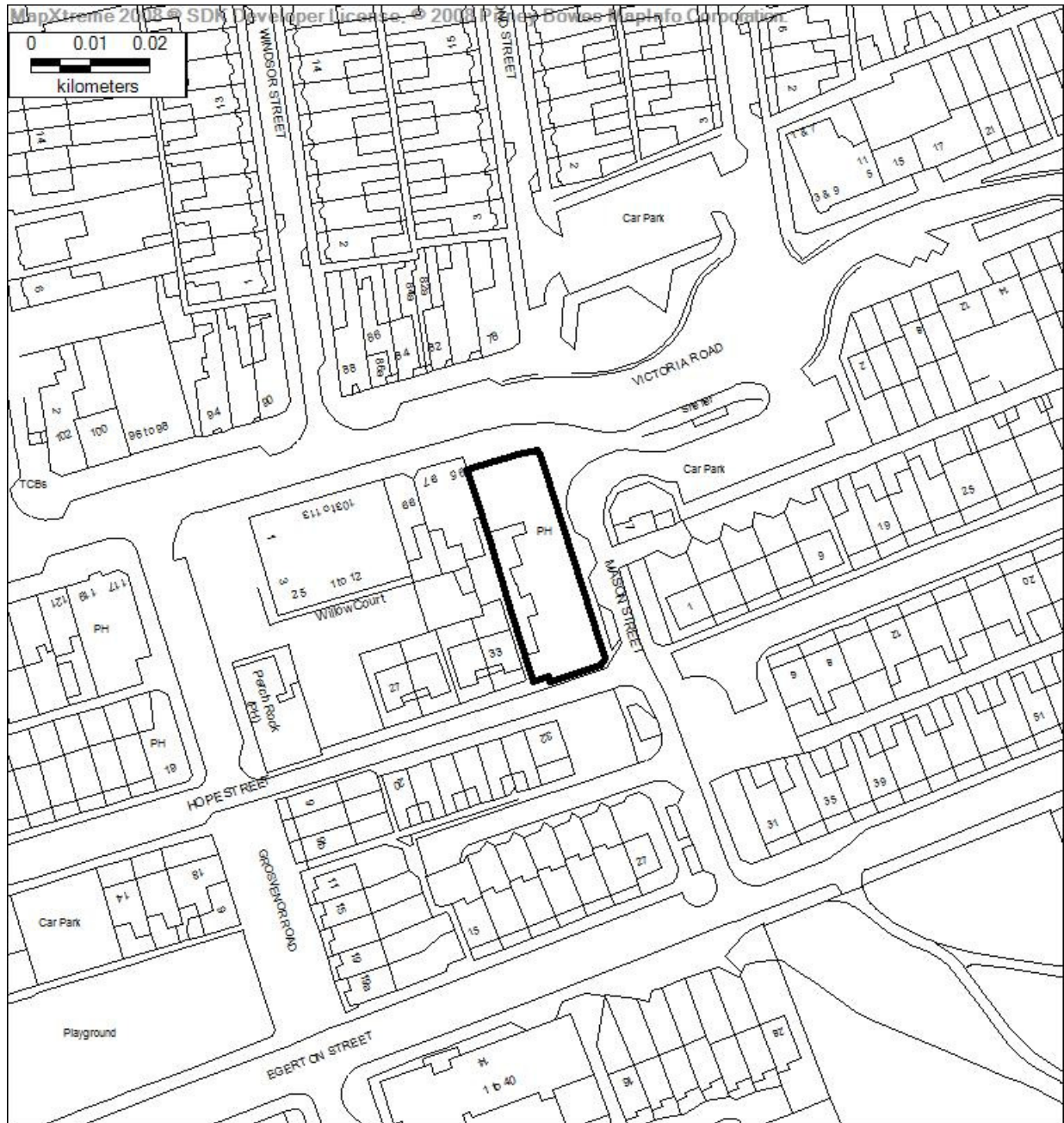
Case Officer:
Mr K Spilsbury

Ward:
New Brighton

Location: Peggy Gadflys, 93 VICTORIA ROAD, NEW BRIGHTON, CH45 2JB
Proposal: Change of use from public house to hotel with restaurant and bar with new disabled ramp side access

Applicant: Mr V Aley
Agent : Mr P Doughty

Site Plan:



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Development Plan allocation and policies:

Traditional Suburban Centre

Planning History:

Location: Neptune Hotel,93 Victoria Road, New Brighton,Wirral,L45 2JB
Application Type: Full Planning Permission
Proposal: To use part of ground floor of public house as a snack bar.
Application No: APP/81/19058
Decision Date: 05/11/1981
Decision Type: Approved

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 60 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report three representations have been received. One representation is in support of the proposal, the other two representations have concerns over the lack of parking facilities and the potential for noise and disturbance associated with the hotel.

CONSULTATIONS:

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

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 and two letters of concern have been received from neighbouring residents. Under the current scheme of delegation the application must be heard by planning committee.

INTRODUCTION

The application proposes change of use of the public house to a Hotel (Use Class C1).

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the policies outlined below.

SITE AND SURROUNDINGS

The site comprises a Public House, situated in the Traditional Suburban Centre of New Brighton. The building lies at the very edge of the traditional suburban centre. To the rear of the site is Hope Street which is residential in nature. Victoria Road is made up of a number of commercial uses with residential accommodation above. There is a mix of uses including hairdressers, cafes, off licence's and betting offices.

POLICY CONTEXT

The application shall be assessed against Policy TL7 (Criteria for Hotels and Guest Houses) of the adopted Wirral Unitary Development Plan and the NPPF. Policy TL7 states that proposals providing overnight accommodation that incorporates restaurant and other facilities available to the visiting public will be considered suitable within urban commercial locations. Although the proposals do not specify whether the restaurant and/or bar will be available to non-residents as well as residents, the proposed use of this building would be in keeping with the wider promotion of tourism in this area of the Borough, providing additional overnight accommodation for visitors to the area.

APPEARANCE AND AMENITY ISSUES

The proposal is above a Public House and considered appropriate to surrounding development. The proposal is not considered to result in a detrimental change in the character of the area or harm the vitality or viability of the town centre. There are no external alterations other than the installation of an

access ramp on the side of the building to allow disabled access.

At the time of writing this report three representations have been received. One representation is in support of the proposal, the other two representations have concerns over the lack of parking facilities and the potential for noise and disturbance associated with the hotel.

The site is located within a highly accessible area and located within the Traditional Suburban Centre. Within the centre, there are parking restrictions in place at nearby junctions and sections of the highway restrict parking during the daytime. As the proposal is located within a centre, close to amenities, and with good transport links and public car parking close by, the application does not propose any dedicated off-street parking. The proposal would be likely to result in a small increase in demand for on-street parking. However, having regard to the existing use of the premises as a public house and the close proximity of public car parking, it is considered that there is sufficient capacity within the immediate vicinity to accommodate this small increase in demand. Consequently, it is not considered that the proposed development would materially harm the living conditions of neighbouring residents with particular reference to the availability of on-street parking.

The proposal will retain a bar and dining area at ground floor and is not considered to cause nuisance to neighbouring uses in respect of noise and disturbance and parking. If members are minded to approve the application a condition to limit the hours of opening will be imposed to ensure the amenities of the residents living close to the traditional suburban centre location.

The proposal complies with Policy TL7 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework. The proposals are relatively small scale providing accommodation and some additional facilities for staying guests. However, it is likely that the restaurant and/or bar may also be available to visiting public, in keeping with many other similar establishments on the Borough. The scale and nature of the facilities in terms of numbers and turnover of visitors, levels of activity and noise likely to be generated are considered to be in keeping with the sites location within the urban commercial area.

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. The proposal utilises the existing windows and as such is not considered to result in overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The site is located within a Traditional Suburban Centre with sustainable transport links and public car parks. Whilst the lack of off street parking is likely to lead to an increase in demand for on street parking there are highway restrictions on nearby junctions and critical sections of road are protected by waiting restrictions. There are therefore no highway implications relating to this proposal.

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

The proposal is considered acceptable in scale and is appropriate to surrounding development. The proposal is not considered to result in a detrimental change in the character of the area or harm the amenities of neighbouring properties. The proposal is not considered to cause nuisance to neighbouring uses in respect of noise and disturbance and parking. The proposal complies with Policy TL of the adopted Wirral Unitary Development Plan 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 acceptable in scale and is appropriate to surrounding development. The proposal is not considered to result in a detrimental change in the character of the area or harm the amenities of neighbouring properties. The proposal is not considered to cause nuisance to neighbouring uses in respect of noise and disturbance and parking. The proposal complies with Policy TL7 (Criteria for Hotels and Guest Houses) of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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 18th November 2014 and listed as follows: 143_2014_01 (Dated 05.09.2014), 143_2014_02 (Dated 05.09.2014) & 143_2014_03 (Dated 05.09.2014)

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

3. The bar/restaurant indicated on plan ref 143_2014_01 (Dated 05.09.2014) shall be closed between the hours 23:00 hours and 08:00 hours Monday to Saturday and 22:00 hours and 10:00 hours on Sundays and Bank Holidays.

Reason: In the interest of amenity having regards to Policy TL7 of the adopted Wirral Unitary Development Plan.

Last Comments By: 16/12/2014 13:07:59
Expiry Date: 13/01/2015