

Planning Committee

26 November 2015

Reference:
APP/15/01166

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Rock Ferry

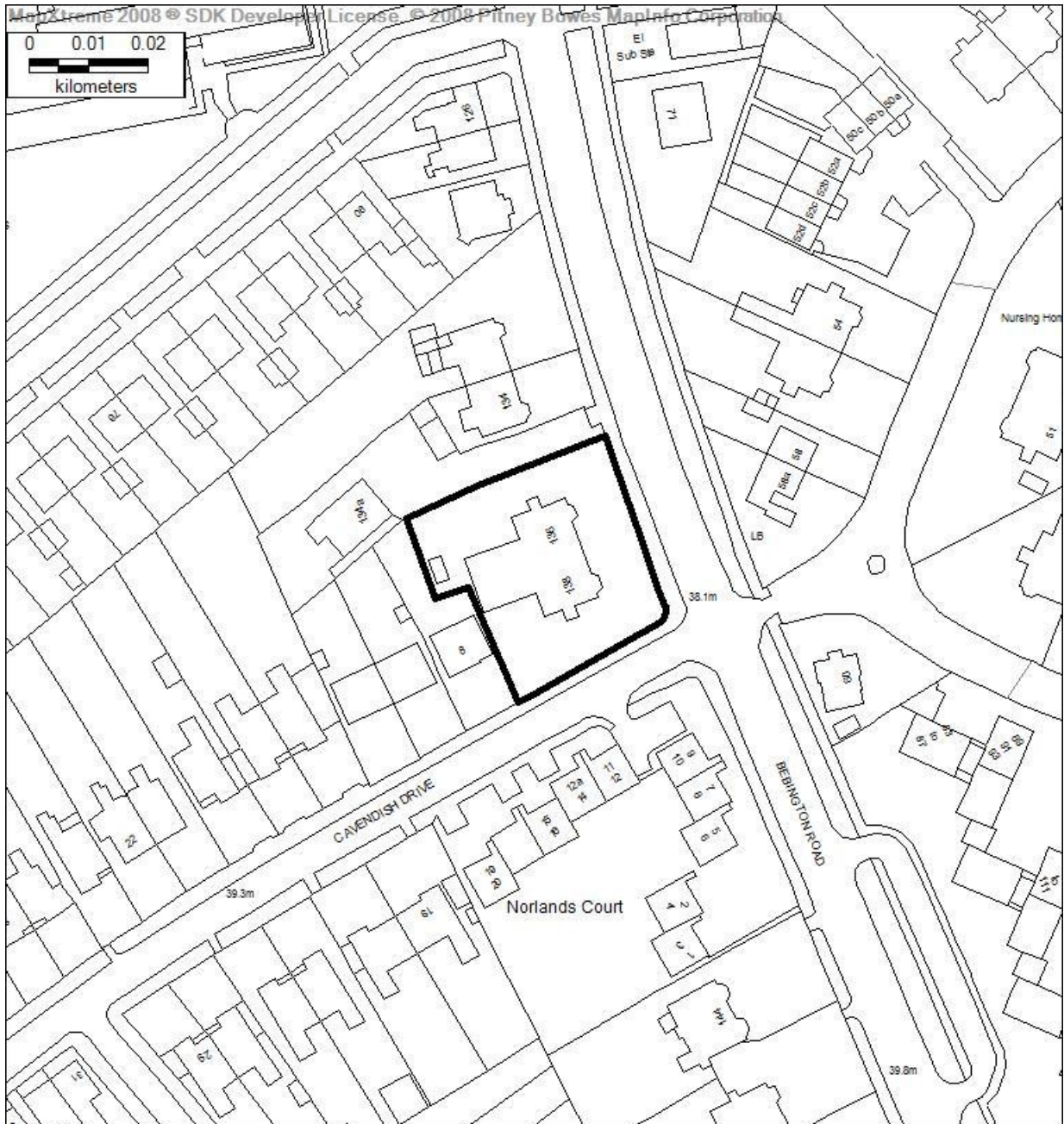
Location: Daleside Nursing Home, 136-138 BEBINGTON ROAD, ROCK FERRY, CH42 4QB

Proposal: First floor extension to provide three bedrooms (amended proposal)

Applicant: Daleside Nursing Home

Agent : C W Jones

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

- Location: Daleside Nursing Home, 136-138 BEBINGTON ROAD, ROCK FERRY, CH42 4QB
Application Type: Full Planning Permission
Proposal: Single storey side extension to provide four additional en-suite bedrooms
Application No: APP/12/00827
Decision Date: 31/08/2012
Decision Type: Approve
- Location: Daleside Nursing Home, 136-138 BEBINGTON ROAD, ROCK FERRY, CH42 4QB
Application Type: Full Planning Permission
Proposal: Two storey side extension to provide eight additional en-suite bedrooms.(amended description)
Application No: APP/12/01146
Decision Date: 22/11/2012
Decision Type: Approve
- Location: Daleside Nursing Home, 136-138 BEBINGTON ROAD, ROCK FERRY, CH42 4QB.
Application Type: Full Planning Permission
Proposal: Erection of 2no. single storey office extensions.

Application No: APP/14/00945
Decision Date: 09/09/2014
Decision Type: Approve
- Location: Ashlands Nursing Home, Bebington Road, Rock Ferry. L42 4QB
Application Type: Full Planning Permission
Proposal: Construction of a single storey rear extension to provide five additional bedrooms, bathroom and laundry.
Application No: APP/94/05718
Decision Date: 29/06/1994
Decision Type: Approve
- Location: Ashlands Nursing Home, 136-138 Bebington Road, Rock Ferry, Wirral, L42 4QB
Application Type: Full Planning Permission
Proposal: Erection of a conservatory
Application No: APP/99/05065
Decision Date: 08/03/1999
Decision Type: Approve
- Location: Ashlands Nursing Home, 136-138 Bebington Road, Rock Ferry, Wirral, CH42 4QB
Application Type: Full Planning Permission
Proposal: Erection of a conservatory
Application No: APP/03/07324
Decision Date: 19/01/2004
Decision Type: Approve
- Location: 136 & 138 Bebington Road ,Rock Ferry,L62 5BJ
Application Type: Full Planning Permission
Proposal: Conversion of existing houses to Nursing Home
Application No: APP/81/19571
Decision Date: 11/02/1982
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 36 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 11 objections have been received and a qualifying petition of objection. The objections can be summarised as follows:

1. loss of privacy
2. loss of light
3. impact onto gardens
4. parking and highway safety issues
5. waste storage
6. impact on trees

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

Councillor Moira McLaughlin has requested that the application be taken out of delegation due to the impact of the extension on existing neighbouring properties. A qualifying petition of objection has also been received containing 48 signatures.

INTRODUCTION

The proposal is for the erection of a first floor extension to provide three additional bedrooms to an existing nursing home.

The planning application has been amended since the initial submission securing a reduction of the first floor extension from 6 bedrooms to 3 bedrooms. This reduction is shown on amended plans received by the Council on 16th October 2015.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension to an existing nursing home, the principle of development is acceptable.

SITE AND SURROUNDINGS

The existing building is a large three-storey property that is located on Bebington Road and on the corner of Cavendish Drive, the surrounding area is residential in character and there are a number of different property types although the majority are two-storey in scale.

The building has been previously extended in recent years, the proposed extension is located above an existing single storey addition to the north side. There is an access way to the north of the building which leads to a bungalow no.134a Bebington Road, this bungalow is set back on the plot, the neighbouring property no.134 has a blank side elevation facing the application site.

POLICY CONTEXT

The proposal is for an extension to an existing nursing home in a residential area and will be assessed in accordance with Wirral's UDP Policies HS4 and HS8.

Policy HS4 states; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

Policy HS8 states; 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 fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property;
- (ii) the proposal not resulting in an over-concentration of residential care or nursing homes in the area;
- (iii) the proposal not resulting in a private dwelling having a residential care or nursing home on both sides; and
- (iv) the proposal otherwise complying with Policy HS4 and Policy HS5.

All consents shall be given subject to a condition that they should be implemented within a three year period.

Following the growth in the number of sheltered housing schemes in Wirral in the 1980's, there has been a large increase in the number of residential care and nursing homes in the Borough, which fall within Class C2 of the Town and Country Planning (Use Classes) Order 1987. In part, this reflects the increasing numbers of very elderly people who require closer care than would be possible were they to remain in their own homes.

In addition to care homes for the elderly, with Government policies on care in the community, there will continue to be demand for specialist care homes, for example for people with learning difficulties and for those released from hospitals following treatment for mental illness and drug dependency. It is Government policy for such accommodation to be well integrated in the local community.

This, however, can cause concern where a significant number of such homes are grouped together, or proposals come forward for the conversion of small, modern dwellings.

Whilst the locational requirements for residential care homes - level sites with good access to shops, community facilities and public transport - may be similar to those for sheltered housing, the diversity in the purpose and facilities provided by homes means that some may appropriately be sited in more rural or isolated locations.

To control the concentration of residential care and nursing homes in specific areas of the Borough, Policy HS8 places a time limit of three years on unimplemented permissions. Further guidance on sheltered housing and residential care homes is contained in Supplementary Planning Guidance Note 9.

APPEARANCE AND AMENITY ISSUES

The proposal is for a first floor extension to an existing nursing home, the extension will provide three additional bed spaces, the extension is to be built above an existing single storey extension to the north side of the original building. The proposed extension is set back from the front elevation and will when viewed from the front, be partially screened by the existing front elevation, the side elevation will be visible from the north of Bebington Road due to an existing access road leading to no.134a Bebington Road.

The proposed extension comes out from the main side elevation by 2.4m (similar to an existing flat roof extension to the side forward of the proposal) and projects outward from the original rear wall by 8m, the proposed layout of the extension includes three bedrooms which have outlook to the north, giving approximately 14m of outlook to the blank side elevation of no.134 Bebington Road, this is more substantial outlook than some of the existing bedrooms at ground floor.

The property has been extended greatly over recent years, there are numerous single storey extensions that project up to the rear boundary of the site. The proposal does not seek to introduce additional built footprint in terms of loss of land, the extension will be constructed above the existing single storey rear/side extension sited to the north of the building.

The rear elevation of the proposed extension does not contain bedroom windows, there are two windows proposed that serve a hallway which can be conditioned to be fixed and obscurely glazed in order to protect the privacy of residents to the rear.

It is considered that the extension as amended is set sufficient distance from neighbouring residential properties and will not have a dominant impact onto residential dwellings or residential amenity.

There have been concerns raised with regards to the scale of the extension, loss of privacy and parking problems at the site. The plans have been amended to reduce the scale of the extension so that the structure has less impact onto the neighbouring gardens, the reduction of the extension results in less bedroom windows and less bulk to the north side of the building. The site does provide off street parking to the front of the building accessed from Bebington Road and there is also on street parking available within the area, junctions are protected by double yellow lines such as Cavendish Drive.

The proposed extension will not result in loss of parking or garden space as the extension is to be built above an existing single storey element, the extension has been reduced in depth with alterations that will result in less impact than the initial development.

The reduction of the extension as shown on the amended plans, reduces the bulk of the extension and the number of windows that will serve the extension, it is considered that the proposal will not have a detrimental impact onto the character and appearance of the area or the neighbouring properties.

SEPARATION DISTANCES

The proposal includes three new windows to the side elevation of the extension these windows look to the north and the blank side gable of no 134 Bebington Road, they also will have visibility over the access road to no 134a Bebington Road and restricted views to the front garden, although there is no direct window to window overlooking.

The rear of the extension includes two hallway windows, these windows are not to habitable rooms, so as to reduce any additional feeling of overlooking it is advised that these two windows are fixed and obscurely glazed up to 1.7m in height.

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 of the extension as amended is considered to be appropriate in relation to the existing building, the neighbouring properties and Wirral's UDP Policies HS4 and HS8.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The scale of the extension as amended is considered to be appropriate in relation to the existing building, the neighbouring properties and Wirral's UDP Policies HS4 and HS8.

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 16 October 2015 and listed as follows: 2889/2 A.

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

3. On insertion the windows hereby approved at first floor to the west and south facing elevations shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

Reason: Having regard to residential amenity

Last Comments By: 30/10/2015 12:12:09

Expiry Date: 15/10/2015