

# Planning Committee

17 December 2015

**Reference:**  
**APP/15/01317**

**Area Team:**  
**South Team**

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

**Ward:**  
**Bebington**

**Location:** Electronic Surgery, 12A THE VILLAGE, BEBINGTON, CH63 7PW  
**Proposal:** Construction of a first floor rear extension above existing ground floor shops to create two residential units

**Applicant:** Mr & Mrs Morris  
**Agent :** Lightblue Solutions Ltd

## Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area  
Lower Bebington Conservation Area

**Planning History:**

Location: 12 The Village ,Bebington ,L63 7PW  
Application Type: Full Planning Permission  
Proposal: Installation of new shop front  
Application No: APP/78/09599  
Decision Date: 08/06/1978  
Decision Type: Approve

Location: 12a The Village,Bebington,L63 7PW  
Application Type: Full Planning Permission  
Proposal: Change of use of rear storeroom to Sauna Solarium.  
Application No: APP/81/18497  
Decision Date: 25/06/1981  
Decision Type: Conditional Approval

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been no objections but one comment expressing concern over a potential worsening of parking problems.

Lower Bebington Society object to the proposal on the grounds that it would be detrimental to the conservation area as it is against the principles of the conservation which are to preserve all aspects of character and appearance of buildings with architectural or historic interest. They object also on the grounds it will likely lead to increased parking issues.

CONSULTATIONS

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

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

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

Councillor Jerry Williams requested that the application be taken out of delegation on the grounds that it is inappropriate development in the Conservation Area.

**INTRODUCTION**

The application is for the construction of a first floor rear extension above existing ground floor shops to create two residential units.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable, subject to relevant policy guidelines.

**SITE AND SURROUNDINGS**

The premises is located within a Primarily Residential Area as set out in Wirral's Unitary Development Plan (UDP), and is also within the recently designated Lower Bebington Conservation Area - there is a Grade II Listed Building opposite the site.

The building contains three commercial units at ground-floor level, with a large roof void above. The area is largely residential, although there are some commercial uses within the wider area, including a public house (and associated car park) directly to the north of the site.

## **POLICY CONTEXT**

The proposal to create two new flats is subject to Wirral UDP Policy HS4: Criteria for New Housing Development and Policy HS13: Self-Contained Flat Conversions. As the proposal is within Lower Bebington Conservation Area, the proposal is also subject to Wirral UDP Policy CH2: Development Affecting Conservation Areas, whilst the fairly close proximity of a listed building means that Policy CH1: Development Affecting Listed Buildings and Structures.

The National Planning Policy Framework (NPPF) is also relevant, in which there is a presumption in favour of sustainable development. In addition, the NPPF states that, in determining planning applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

## **APPEARANCE AND AMENITY ISSUES**

The creation of two new residential units is considered to be acceptable, in principle. The area is designated as a Primarily Residential Area and although there are some commercial units (including on the ground floor of the application premises), the addition of two new flats will be in keeping with the general residential nature of the area.

The proposal will introduce two small pane windows to the front elevation, inserted at first-floor level. These windows are required in order to provide sufficient outlook to the bedrooms of the proposed flats. Two conservation roof lights will also be inserted on the front roof plane, and these will be in line with the proposed pane windows. These alterations are considered to be acceptable and will have limited impact on the appearance of the building. There will be a minor alteration to the front elevation to accommodate entrances to both the shop units and the proposed flats. The premises will continue to appear as commercial units, and these alterations will therefore have minimal impact upon the overall appearance of the building, and little impact on the general character of the Lower Bebington Conservation Area, or on the nearby Grade II Listed Building.

The side elevation of the proposed extension will be partially visible on the street scene, especially from the north of The Village. However, it is proposed that the materials used will be reclaimed brickwork to match the existing, and this aspect of the proposal will therefore have minimal impact upon the character of the Conservation Area.

The rear elevation, where the proposed extension will be located, contains two gables with a tudor-style feature at the top of each gable, in an attempt to reflect the existing front elevation. Whilst these gables are not as steep as the originals to the front, it at least acknowledges and attempts to replicate the character of the existing building. This proposed extension will not be widely visible throughout the conservation area, or even on the general street scene, and this design is therefore considered to be acceptable.

Overall, the proposed development is only small in scale and will have limited visual impact upon the character and appearance of Lower Bebington Conservation Area, especially as the majority of the alterations are focussed on the rear of the existing building. The proposal is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS4, HS13, CH1, CH2 and the National Planning Policy Framework.

## **SEPARATION DISTANCES**

All required separation distances are complied with.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

The site is considered to be a sustainable location, and there are therefore no highway reasons to warrant refusal of the application.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no environmental or sustainability issues relating to these proposals.

## **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The proposal will not harm residential amenity or the character and appearance of Lower Bebington Conservation Area, and is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS4, HS13, CH1, CH2 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal will not harm residential amenity or the character and appearance of Lower Bebington Conservation Area, and is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS4, HS13, CH1, CH2 and the National Planning Policy Framework.

**Recommended Decision:**                      **Approve**

### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23rd September 2015 and listed as follows: LB151/01; LB151/02; LB151/03; LB151/04

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

4. Prior to commencement of development, a suitable noise insulation scheme between the ground floor and residential accommodation (adhering to 'Building Regulations Approved Document E - Resistance to the passage of sound') shall be submitted in writing to and approved by the Local Planning Authority, and the approved scheme shall be implemented in full prior to first occupation of the accommodation hereby permitted

**Reason:** In the interest of amenity

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

**Last Comments By:** 19/11/2015 09:59:19

**Expiry Date:** 18/11/2015