

Planning Committee

1 June 2017

Reference:
APP/17/00107

Area Team:
North Team

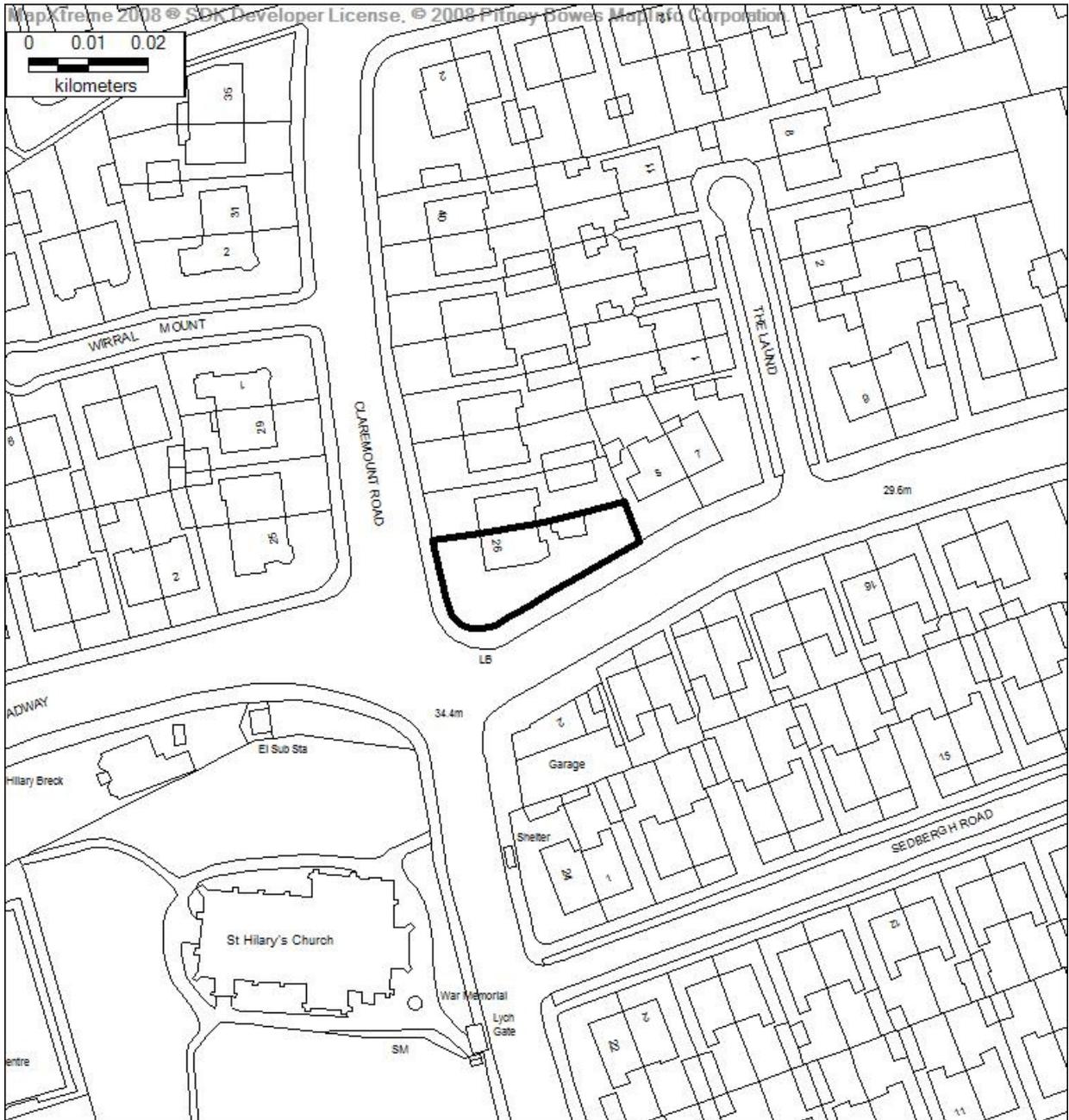
Case Officer:
Miss A McDougall

Ward:
Wallasey

Location: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB
Proposal: Request for material change of use to include C1 use for the annexe : bed & breakfast accommodation.

Applicant: Mr A Paterson
Agent : Hughes Architectural

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: 26 Claremount Road, Liscard, Wirral, CH45 6UB
Application Type: Full Planning Permission
Proposal: Erection of a detached garage with pitched roof to replace existing garage.
Application No: APP/02/06202
Decision Date: 29/08/2002
Decision Type: Approved

Location: 26, Claremount Road, Liscard. L45 6UB
Application Type: Full Planning Permission
Proposal: Erection of a detached garage and store.
Application No: APP/88/07251
Decision Date: 30/12/1988
Decision Type: Approved

Location: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB
Application Type: Full Planning Permission
Proposal: Erection of an extension to the existing garage.
Application No: APP/14/01212
Decision Date: 01/12/2014
Decision Type: Approved

Location: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB
Application Type: Full Planning Permission
Proposal: Conversion of garage into granny annexe
Application No: APP/15/01561
Decision Date: 24/02/2016
Decision Type: Approved

Location: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB
Application Type: Full Planning Permission
Proposal: Change of use of existing residential annexe into an independent dwelling.
Application No: APP/16/01072
Decision Date: 27/09/2016
Decision Type: Refused

Location: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB
Application Type: Full Planning Permission
Proposal: Conversion and extension of existing garage to form a new dwelling.
Application No: APP/13/01224
Decision Date: 20/12/2013
Decision Type: Refused

Location: Land to the rear of 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB
Application Type: Full Planning Permission
Proposal: Conversion and extension of garage to form a new dwelling
Application No: APP/14/00342
Decision Date: 22/04/2014
Decision Type: Refused

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

Having regard to the Council Guidance on Publicity for Applications, 13 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 5 objections have been received, listing the following grounds:

1. works done without planning consent
2. no building control
3. disregard for planning conditions
4. impact onto parking
5. highway safety

CONSULTATIONS:

Highways - No Objections

Tourism - No Objections

Director's Comments:

Consideration of this item was deferred at Planning Committee on 12 April 2017 to allow for a formal Member's Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Lewis has requested the application be taken out of delegation due to the impact onto immediate neighbours.

INTRODUCTION

The proposal is for the change of use of an existing residential annexe to a C1 bed and breakfast.

PRINCIPLE OF DEVELOPMENT

The proposal is for guest accommodation within a residential area, having regard to UDP Policy TL7 'Criteria for Hotels & Guest Houses' the principle of development is considered acceptable.

SITE AND SURROUNDINGS

The application site consists of a three storey dwelling house that fronts Claremount Road, the property is located on a corner plot and the annexe is located to the rear of the house off Broadway Avenue. The annexe is an existing single storey brick building with vehicle access off Broadway Avenue, the annexe can also be accessed via the rear of the host dwelling. The building has been converted into residential accommodation, the works therefore are considered to be retrospective.

POLICY CONTEXT

TL2 Criteria for Urban Tourism Policy

Within the urban area proposals for new tourist attractions, visitor facilities and other related uses will be permitted subject to Policy TL1 and where:

- (i) the siting, scale and external appearance of any buildings and/ or related structures is appropriate within the surrounding area;
- (ii) the proposals would not give rise to unacceptable levels of noise or other disturbance, particularly to areas of residential property;
- (iii) provision for car parking, access and servicing arrangements, including provision for buses and coaches where appropriate, is adequate in terms of the number of visitors expected to be attracted to the development and the availability of public transport facilities within the area; and
- (iv) the use proposed serves to enhance or complement existing tourist attractions and visitor facilities and is appropriate to the general character of the location.

Where necessary, planning permission will be subject to conditions regulating the design and operation of the proposals in order to minimise their impact upon the surrounding area.

TL7 Criteria for Hotels and Guest Houses Policy

Subject to Policy TL2, hotels and guest houses providing overnight accommodation, without facilities for non-residents, will be permitted within the Primarily Residential Area.

Proposals providing overnight accommodation incorporating conference, restaurant, night club and other related sports or leisure facilities available to the visiting public, will only be considered suitable within urban commercial locations.

Reasoned justification :

Policy TLR1 provides the general background for the location of all new tourist facilities throughout Wirral. The provision of suitable visitor accommodation is an essential aspect in the promotion of longer stay tourism and new bedroom accommodation should, wherever possible, be directly co-ordinated with the wider promotion of tourism. Policy TLR1 will, therefore, also be held to apply to new proposals to provide for overnight accommodation for visitors to the Borough.

Policy TL7 provides more specific criteria related to the differing scale and nature of provision for use by overnight visitors. Guest houses typically provide a room for short stay accommodation only and hotels generally provide a room together with some additional facilities for staying guests. Subject to the normal safeguards set out within Policy TL2 or Policy TL10, as appropriate, such uses can normally be acceptable within a residential setting.

However, this is not the case with proposals which, while still providing an element of overnight accommodation, also provide additional facilities for use by the visiting public. The scale and nature of such facilities in terms of the number and turnover of visitors and levels of activity and noise generated at otherwise unsociable hours means that such uses are normally unsuitable within residential locations. Policy TL7, therefore, restricts such uses to urban commercial locations.

HS15 Non-Residential Uses in Primarily Residential Areas Policy

Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

APPEARANCE AND AMENITY ISSUES

The application site consists of a three storey dwelling house and a single storey annexe that has been converted into additional residential accommodation. The proposal is to use the annexe as paying guest accommodation a business that will be linked to the main dwelling. The annexe can accommodate up to 4 people and is located off Broadway Avenue, there is a gated access to the side of the plot that allows for off street parking and separate access from the main dwellinghouse.

The proposal is to convert an existing building into guest accommodation, the works have been undertaken and there is evidence available on line that the annexe is being used for paid guest accommodation.

The proposed use as a guest accommodation is minimal as the building can only sleep up to 4 people at any one time, the general character of the building is small scale and residential in appearance. Having regard to Policy TL7; *Guest houses typically provide a room for short stay accommodation only and hotels generally provide a room together with some additional facilities for staying guests. Subject to the normal safeguards set out within Policy TL2 or Policy TL10, as appropriate, such uses can normally be acceptable within a residential setting.*

Objections have been raised with regards to parking, other concerns have been mentioned although they are not considered planning considerations. The annexe is within a residential plot, the host dwelling has off road parking available off Claremount Road, the annexe also has a paved area to the front that provides off street parking from Broadway Avenue. There is also ample on street parking

available on Claremount Road and Broadway Avenue.

The use of the annexe for guest accommodation is considered to be at a minimal level in terms of disturbance, the scale and use of the building are not to an extent that would result in nuisance to neighbouring residential amenity and is therefore considered acceptable having regard to Wirral's UDP Policies TL2, TL7 and HS15.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 use of the annexe for guest accommodation is considered to be at a minimal level in terms of disturbance, the scale and use of the building are not to an extent that would result in nuisance to neighbouring residential amenity and is therefore considered acceptable having regard to Wirral's UDP Policies TL2, TL7 and HS15.

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 use of the annexe for guest accommodation is considered to be at a minimal level in terms of disturbance, the scale and use of the building are not to an extent that would result in nuisance to neighbouring residential amenity and is therefore considered acceptable having regard to Wirral's UDP Policies TL2, TL7 and HS15.

Recommended Decision: **Approve**

Last Comments By: 15/03/2017
Expiry Date: 28/03/2017