

Planning Committee

18 January 2018

Reference:
APP/17/01186

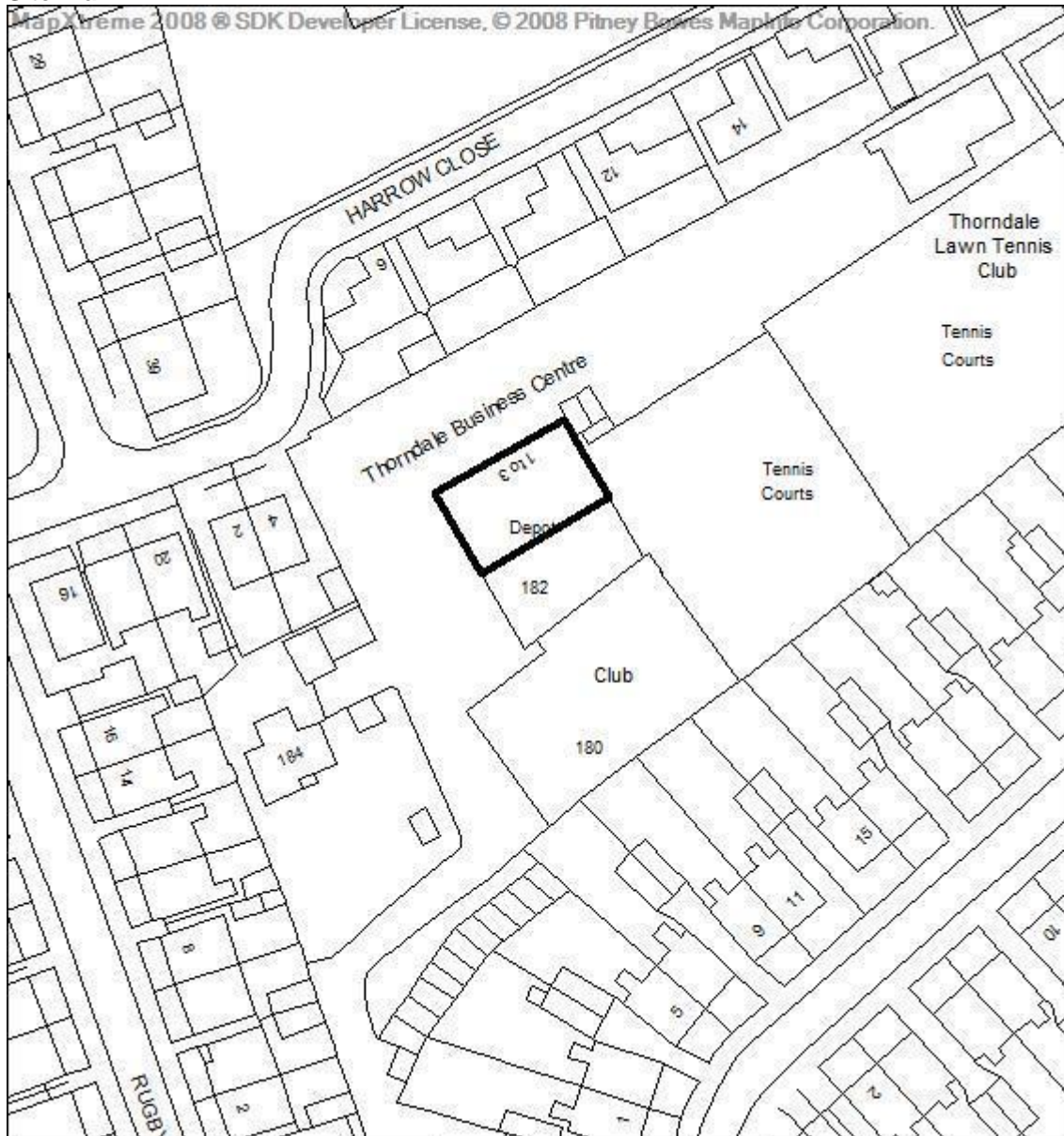
Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
Wallasey

Location: Thorndale Business Centre, 182 WALLASEY ROAD, LISCARD, CH44 2AG
Proposal: Installation of four new access doors
Applicant: Mr McIver

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: THORNDALE BUSINESS CENTRE, 182 WALLASEY ROAD, LISCARD,
CH44 2AG
Application Type: Full Planning Permission
Proposal: Demolition of existing building and erection of a 3 storey building
accommodating 4 apartments
Application No: APP/15/00404
Decision Date: 10/08/2015
Decision Type: Withdrawn

Location: THORNDALE BUSINESS CENTRE, 182 WALLASEY ROAD, LISCARD,
CH44 2AG
Application Type: Prior Approval Commercial PD
Proposal: Notification for Prior approval for a change of use from storage or distribution
buildings (class B8) and any land within its curtilage to 6 flats (class C3)
Application No: COMX/15/01470
Decision Date: 18/12/2015
Decision Type: Prior Approval 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 1 objection and a Qualifying petition of objection has been received, listing the following grounds:

1. noise
2. increase in traffic
3. access
4. restricted parking
5. Objections were raised on parts of the development that will not form part of this application such as raising of the roof and new windows

CONSULTATIONS:

Highways - No Objections
Environmental Protection - No Objections

DIRECTORS COMMENTS:

Deferred for Committee Members Site Visit.

REASON FOR REFERRAL

A petition of objection has been received containing 122 signatures due to access and parking restrictions.

INTRODUCTION

The proposal is for alterations to the north elevation of the existing industrial unit, which includes the installation of four new doors.

PRINCIPLE OF DEVELOPMENT

Small scale non-residential development is only permitted subject to compliance with UDP Policy HS15.

SITE AND SURROUNDINGS

The building is a brick built industrial unit located within Thorndale Business Park which is accessed off Wallasey Road. The site is within the Primarily Residential Area but forms part of a commercial development that includes a number of business uses including Thorndale Lawn Tennis courts to the north east.

POLICY CONTEXT

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.

EM12 Employment Development in Primarily Residential Areas Policy

Within the Primarily Residential Area, development proposals involving the use, storage, manufacture or processing of notifiable hazardous substances, or other inappropriate development likely to result in a detrimental change in the character of the area, will not be permitted.

APPEARANCE AND AMENITY ISSUES

The proposal is for the installation of four additional roller shutter access doors into the existing building, the alterations affect the north facing elevation of the existing industrial building.

In terms of Policy HS15, the building is established, the use will remain the same, the alterations to the elevation will have a minimal impact onto the amenity of the surrounding residential properties.

With regards to Policy EM12, the access to the site and the use of the building will remain the same, the application does not proposed changes to the existing use of the building and the installation of four new doors has a minimal impact in terms of the visual appearance of the building or the continued use of the site which is an established use.

Objections have been received with regards to noise, increased traffic ,parking and highway access, the site is accessed via an existing road way with a right of way across the land to gain entry into the building, the applicant has provided a copy of the land registry document pertaining to the right of way. The way in which parking and the use of the land is managed is between the owner and the uses that have right of way which is a civil matter and would not have any bearing onto the determination of planning permission.

Objections have also been raised with regards to the raising of the roof and new windows however this is not part of the planning application as the plans have been superceded and the development proposed only relates to the installation of four new doors. The four proposed doors are not considered to result in any further harm to residential amenity given the established use of the building.

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 alteration to the north elevation of the existing industrial building is considered to be acceptable in terms of appearance and overall impact onto the wider character of the area having regard to Wirral's UDP Policies HS15 and EM12.

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 alteration to the north elevation of the existing industrial building is considered to be acceptable in terms of appearance and overall impact onto the wider character of the area having regard to Wirral's UDP Policies HS15 and EM12.

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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 11 October 2017 and listed as follows: PPSD NORTH FACE Rev B & PPSD Plan View Rev B.

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

3. The four new access doors hereby approved shall not be used and shall remain closed between the hours 20.00 hours and 08.00 hours Monday to Sunday.

Reason: In the interest of amenity having regards to policy HS15 of Wirral's Unitary Development Plan

Last Comments By: 14/11/2017 14:56:01
Expiry Date: 06/12/2017