

Development Plan designation:

Primarily Residential Area

Planning History:

Location: Pier House, TOWER PROMENADE, NEW BRIGHTON, CH45 2JY
Application Type: Full Planning Permission
Proposal: The proposed erection of 1no. three bedroom and 1no. 2 bedroom apartment at fourth floor level of the existing building
Application No: APP/13/01110
Decision Date: 21/03/2014
Decision Type: Approve

Location: Club Ozone (Chelsea Reach), 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use of land at front of building to outdoor café bar and erection of 1.1 metre high railings and gates.
Application No: APP/00/06976
Decision Date: 20/07/2009
Decision Type: Withdrawn

Location: 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use of basement to car parking with new external ramp at the rear with vehicular access off Victoria Parade
Application No: APP/06/05743
Decision Date: 31/01/2007
Decision Type: Approve

Location: Vacant Building, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Third floor extension and conversion to create 30 self-contained apartments. (amended description).
Application No: APP/05/07339
Decision Date: 31/03/2006
Decision Type: Approve

Location: The Chelsea, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Alterations and extension and conversion into 27 No. apartments
Application No: APP/03/05981
Decision Date: 14/01/2005
Decision Type: Approve

Location: Club Ozone and Flat, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use to 20 self-contained flats, external alterations including erection of third floor roof and rear extensions. (amended description and amended plans)
Application No: APP/02/05430
Decision Date: 26/04/2003
Decision Type: Approve

Location: The Chelsea , 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Advertisement Consent
Proposal: Retention of illuminated signage.
Application No: ADV/01/05525
Decision Date: 06/06/2001
Decision Type: Refuse

Location: Chelsea Reach ,Tower Promenade ,New Brighton,L45 2JY
Application Type: Advertisement Consent
Proposal: Two illuminated signs.
Application No: ADV/82/20620
Decision Date: 22/07/1982
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

In line with the Councils Guidance on Publicity for Planning Applications, 41 letters were sent to neighbouring properties and a Site Notice posted on site. 20 objections have been received and can be summarised as follows:

1. Noise, dust and disturbance through building work.
2. Loss of value to existing penthouse flat which will no longer be a penthouse.
3. Already inadequate parking which will be under more pressure from extra flats.
4. Loss of the lift whilst building works are being carried out
5. Insufficient space for existing bins
6. Visually the extension to the roof will be obtrusive and out of character.
7. Building works will cause damage to the existing building and foundations.

CONSULTATIONS:

Highways - No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has attracted 20 objections which mean that it must be determined at Planning Committee.

INTRODUCTION

The proposals are for the erection of an extension to the roof of the existing building to accommodate two additional apartments.

PRINCIPLE OF DEVELOPMENT

As the application site is within a primarily residential area, new residential units are acceptable in principle subject to Unitary Development Plan Policy HS4 - Criteria for New Housing, Supplementary Planning Guidance note 2 - Designing for Self Contained Flat Development and Conversions and Advice given in the National Planning Policy Guidance (NPPG), specifically sections 6 and 7.

SITE AND SURROUNDINGS

The application site consists of a prominent four storey building located fronting Tower Promenade at the end of Tollemache Street and Victoria Parade. The existing building is divided into 30 apartments as a result of a planning permission in 2006 with the upper floor former by a largely glazed extension. The building has previously been used as a nightclub and although not listed is an important local landmark. Private parking spaces for 16 flats within the building are located immediately in front of the building on Tower Promenade.

POLICY CONTEXT

Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area.

Supplementary Planning Document 2 (SPD2) - Designing for Self Contained Flat Development and Conversions states that new buildings must be sited having regard to the layout, pattern and use of spaces between other buildings; not be visually overbearing or dominant.

The National Planning Policy Framework (NPPF) also supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The additional 2 apartments are to be created by an extension to the roof of the building. An identical proposal was approved through APP/13/ but was not implemented. The current application seeks to gain approval for the same scheme. This would consist of a lightweight steel and glass structure erected on top of the existing roof structure. The extension does not occupy the whole roof area and is set back 6m from the front elevation of the building, 5.5m from the side elevation with Tollemache Street and 13.5m from the side elevation with Victoria Parade.

Given this set back from the elevations, the visual impact will be minimal. Views of the building from the immediate vicinity are limited by the proximity of the river so that close up the extension will have little impact. The additional height will be more apparent from a distance but at such a distance will not appear over dominant. There is already a small extension on top of the existing roof which is not obvious except from the rear views of the building.

Objectors have expressed concern over the structural integrity of the building and its ability to support an additional roof extension. The applicant has confirmed that the existing building is a predominantly pre-cast and concrete and steel frame building which would enable the proposed extension to connect to without the need for structural alteration. The construction process will involve the lightweight prefabricated components of the extension to be craned into place and assembled on the roof. This will negate the need for scaffolding and will minimise the disturbance to existing residents.

Concerns have been expressed regarding the disturbance from building works including factors such as the loss of lifts for periods of time. The applicant has responded with a number of measures which will minimise disruption. A condition requiring a construction management plan would help resolve some of the more practical issues around construction.

The existing flats were approved subject to the provision of 16 dedicated parking spaces to the front of the building which are currently in use. This is a provision of just over 50%. Supplementary Planning Document 4 - Parking Standards requires a maximum of one parking space per flat and in areas where on street parking is available a lower provision can be acceptable. The addition of two units would require a maximum of two further parking spaces. No additional spaces are proposed but it considered that the additional demand for parking could be met by existing on street parking in the vicinity .

SEPARATION DISTANCES

The proposed flats will result in three additional bedroom windows to the rear elevation. The existing development has numerous windows on this elevation and as such it is not considered that the additional three bedroom windows will result in an a significant further loss of amenity.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Detail the relevant implications and measures here – include assessment of Ecology; Trees and Landscaping; Flood Risk; Renewable Energy/Energy Efficiency, and; Biodiversity issues. If there are none, simply state: There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposals will result in an extension which will replicate the appearance of the existing building and will have a minimal visual impact. The proposals do not conflict with UDP Policy HS4 and SPG 2 and will result in a sustainable well-designed development which accords with the NPPF.

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 proposals will result in an extension which will replicate the appearance of the existing building and will have a minimal visual impact. The proposals do not conflict with UDP Policy HS4 and SPG 2 and will result in a sustainable well-designed development which accords with the NPPF.

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 9/3/18 and listed as follows: A2A.17.809_101, 102, 103, 104 and 105

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

3. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

4. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the amenities of adjoining residents and having regard to Policy

HS4 of the Wirral Unitary Development Plan.

Last Comments By: 11/04/2018
Expiry Date: 04/05/2018