

Planning Committee

18 October 2018

Reference:
APP/18/00519

Area Team:
South Team

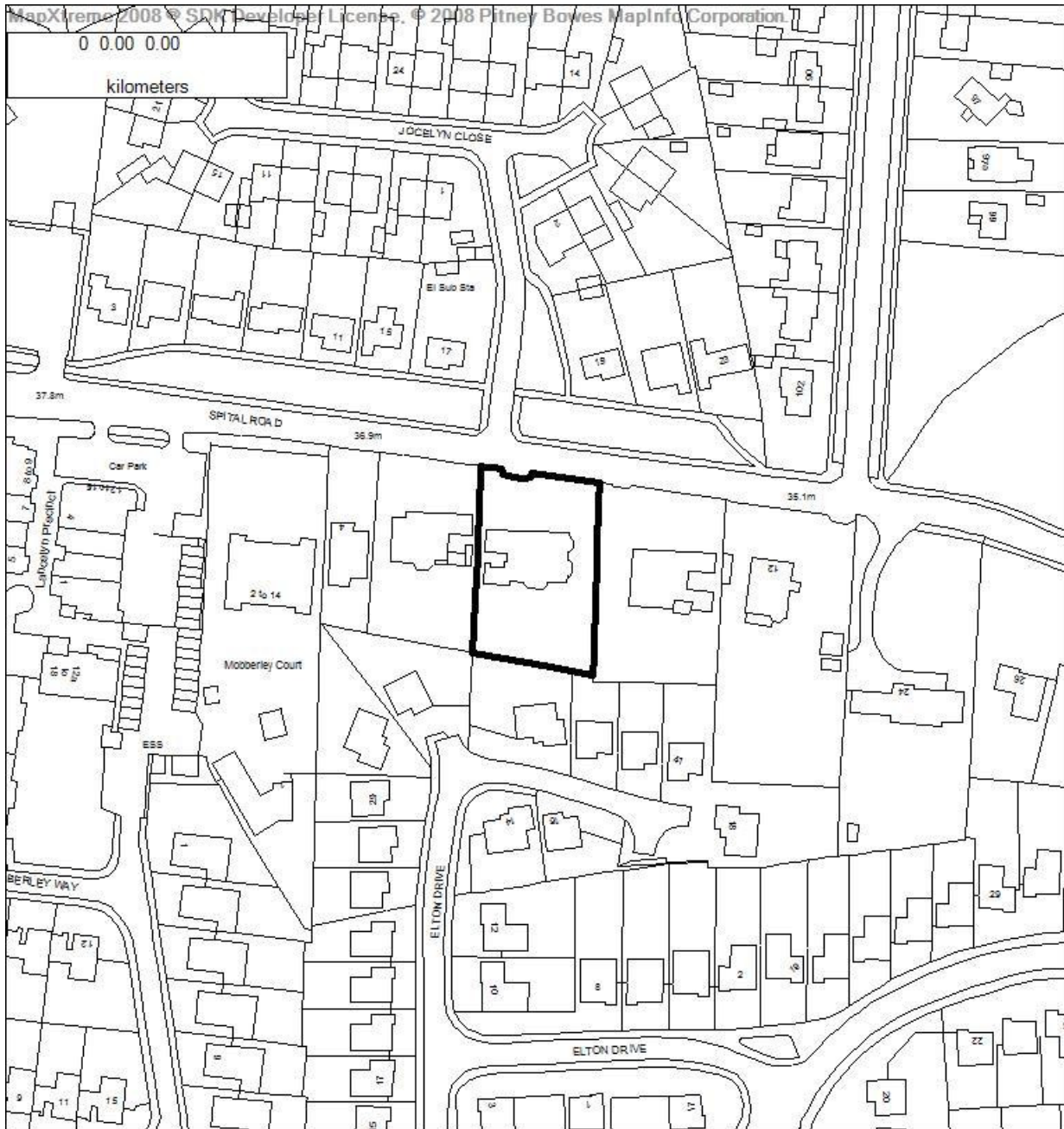
Case Officer:
Mr N Williams

Ward:
Clatterbridge

Location: Rosebrae Nursing Home, 8 SPITAL ROAD, BEBINGTON, CH63 9JE
Proposal: Demolition of existing building and construction of 12 No. self-contained 2-bed apartments

Applicant: Mrs Yates
Agent : Bryson Architecture

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: 8, Spital Road, Bebington. L63 9JE
Application Type: Full Planning Permission
Proposal: Conversion into 21 bed nursing home for the elderly and layout of car park.
Application No: APP/87/05927
Decision Date: 16/07/1987
Decision Type: Approve

Location: 8, Spital Road, Bebington. L63 9JE
Application Type: Full Planning Permission
Proposal: Change of use to a nursing home and the erection of a first floor extension at the side and a fire escape at the rear. (Amended scheme).
Application No: APP/87/06909
Decision Date: 14/01/1988
Decision Type: Approve

Location: Rosebrae Nursing Home, 8 SPITAL ROAD, BEBINGTON, CH63 9JE
Application Type: Full Planning Permission
Proposal: Demolition of existing building and erection of new residential development with 16 apartments
Application No: APP/17/01155
Decision Date: 02/02/2018
Decision Type: Withdrawn

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 31 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 27 objections received. The objections can be summarised as:

1. Insufficient parking;
2. Highway safety concerns;
3. Overlooking and loss of privacy;
4. Overbearing impact;
5. Location of bins would impact on residential amenity;
6. Loss of character building;
7. Proposal is out of character;
8. Increased noise and disturbance;
9. Disruption during construction;

CONSULTATIONS

Environmental Health - No objection

Highways - No objection subject to conditions

Lead Local Flood Authority - No objection subject to conditions

Director's Comments:

Consideration of this application was deferred from Planning Committee on 13 September 2018 to allow for a formal Members Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

There has been more than 15 individual objections received and therefore, in line with the Council's Scheme of Delegation, the application must be presented to Planning Committee.

INTRODUCTION

The application is for the demolition of the existing building and construction of 12 No. self-contained 2-bed apartments.

A previous application for a larger scheme containing 16 apartments was withdrawn due to concerns about the proposal.

SITE AND SURROUNDINGS

The site contains a large, brick building which most recently has been used as a nursing home

The site fronts onto Spital Road, and is surrounded by properties, with large detached properties either side and more traditional two-storey dwellings to the rear (on Elton Drive) and opposite the site on Spital Road. The site is designated in the Wirral Unitary Development Plan (UDP) as a Primarily Residential Area.

POLICY CONTEXT

The proposed development is subject to Wirral UDP Policy HS4: Criteria for New Housing Development and Supplementary Planning Document 2: Designing for Self Contained Flat Developments and Conversions. These policies state that residential schemes should not result in a detrimental change in the character of the area, should be of a scale which relates well to the surrounding area, and should promote good design and layout. Policy TR9: Requirements for Off Street Parking, Policy TR12: Requirements for Cycle Parking and Supplementary Planning Document 4: Parking Standards are relevant. Policy WM9: Sustainable Waste Management Design and Layout for New Development in the Joint Waste Local Plan is also relevant, as is the National Planning Policy Framework.

There is a requirement for the development to provide 20% affordable housing provision, which will be provided through a commuted sum and secured by a Section 106 Agreement.

The National Planning Policy Framework (Revised NPPF July 2018, paragraphs 124, 127, 128 & 130 are also applicable. The creation of high quality building and places is fundamental and decisions should ensure that development will function well, add to the quality of the area, be visually attractive as a result of good architecture, layout and effective landscaping and be sympathetic to local character and history. It is made clear that poor design, which fails to take the opportunities available for improving the character and quality of the area and the way it functions should be refused.

APPEARANCE AND AMENITY ISSUES

Whilst the existing property is not without architectural merit, it is not a listed building and is not considered particularly worthy of retention. The principle of demolishing the building is therefore considered to be acceptable. The site is designated in the Wirral Unitary Development Plan as a Primarily Residential Area where development for residential purposes is acceptable in principle subject to compliance with criteria in UDP Policy HS4 and achieving well-designed places as required in revised NPPF, paragraph 127.

Design & Scale

The proposed building is three-storeys in height, although the upper floor is almost wholly contained within the roof space, with dormer features for the windows.

Spital Road has an extremely varied street scene, both in terms of design and scale. The proposed building is considered to be a suitable scale for a busy classified road and given the large scale of properties either side it will not appear out of keeping or as an overdevelopment of the plot. The design of the building has sufficient interest and character through headers and cills, differing window scales, a front canopy and a symmetrical approach, to ensure that it will add positively to the character of the street scene.

The proposed building will be set back from the existing front elevation by approximately 2 metres, resulting in the proposed building being more in line with the property to the east, than the property to the west. It is not considered that this will have a particularly negative impact upon the appearance of the building or how it impacts the street scene.

The proposed scheme provides one off-street parking space per flat to the front, together with a

good-sized private amenity space to the rear. Each of the apartments will have two bedrooms, a living/dining room, separate kitchen and bathroom and are considered to be of a good size which will provide good living accommodation for future occupiers. The footprint of the proposed building will be less than that of the existing building and overall it is considered that the footprint and scale of the building are suitable for this site and do not constitute an overdevelopment of the plot.

Residential Amenity

The proposed building will project closer to the rear boundary than the main part of the existing building, although not as close as an existing large single-storey extension to the rear. The proposed building will be approximately 11 - 14 metres from the rear boundary, which is considered sufficient to ensure that the proposal does not cause a loss of privacy to the private gardens to the rear of the site. The main rear elevation of the property directly to the rear of the site, 35 Elton Drive, will be a minimum distance of 21 metres from the rear elevation of the new building, which is sufficient to ensure that there is no loss of privacy to the neighbouring property.

The proposed building, together with those either side, are set off the boundary by a sufficient distance to ensure that the proposal does not have an unacceptable adverse impact upon the amenities of properties either side.

SEPARATION DISTANCES

All required separation distances are met in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The scheme will provide one off-street parking space per apartment, which is considered to be sufficient given that the site is within a sustainable location close to local services and public transport. However, there is currently no footpath immediately to the front of the site and this could result in some highway safety concerns for future occupiers of the site. To overcome this, the application includes the creation of a new 2 metre footway to the front of the site and the implementation of this will be controlled through a condition.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A Sustainable Drainage Strategy has been submitted with the application. This is considered to be acceptable, subject to the attached conditions.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Overall, the proposal will not have an unacceptable adverse impact upon the amenities of neighbouring properties or the character of the area and the proposal therefore complies with Wirral Unitary Development Plan Policy HS4, Supplementary Planning Document 2 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 have an unacceptable adverse impact upon the amenities of neighbouring properties or the character of the area and the proposal therefore complies with Wirral Unitary Development Plan Policy HS4, Supplementary Planning Document 2 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13th April 2018 and listed as follows: 2017 079 001 Revision 03; 2017 079 002 Revision 02; 2017 079 003 Revision 02; 2017 079 004 Revision 04; 2017 079 005 Revision 04

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

3. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. The development authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works for:

(i) provision of a 2m wide footway co-extensive with the frontage of the site including pedestrian dropped kerbs to the proposed vehicle access in accordance with LPA standards

(ii) the provision of the proposed vehicle access in accordance with LPA concrete commercial crossing specifications

The approved works shall be completed in accordance with LPA written approval and completed prior to occupation of the development

Reason: In the interest of highway and pedestrian safety

5. 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.

6. No development shall commence until the final detailed sustainable drainage design¹, for the management and disposal of surface water from the site based on the principles and details identified in the following documents and limited to a discharge rate of 5 l/s with 27.2 m³ attenuation storage has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Surface and Foul Water Drainage Assessment (*July 2018 / KRS.0329.001.R.001.B/ KRS Environmental*)
- Proposed Surface Water Drainage Layout (*Sept 2017 /Drg No 522/STRL 001/ Interim Consultancy Solutions*)
- Submitted Sustainable Drainage System Operation and Maintenance Plan

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

7. Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and an updated Operation and Maintenance Plan as necessary.

Reason: To ensure a satisfactory sustainable surface water drainage system is provided to serve the site in accordance and secure satisfactory management and maintenance of the approved surface water drainage system with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

8. Prior to first occupation, full details of the proposed bin store (including how refuse will be collected and the required recycling facilities) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: For the avoidance of doubt

9. Prior to first occupation the kitchen windows in the side elevations (at first and second floor level) shall be obscurely glazed and retained as such thereafter.

Reason: In the interest of residential amenity

Further Notes for Committee:

1. Final Detailed Sustainable Drainage Design to comply with DEFRA's technical standards for sustainable drainage systems and include:

- Justification of final design
- Designer SuDS specific risk assessment
- Drawings to include:
 - Final layout of roads and properties including plot numbers, finished floor levels and boundaries
 - Final layout of sewers; outfalls; SuDS; flow controls and overland flow paths (designed for exceedance)
 - Invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations
- Hydraulic modelling for final drainage strategy to include:
 - System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance, pre and post development
 - Runoff volume from the development in the 1 in 100 year, 6 hour rainfall event pre and post development
 - Design criteria summary, Full network details table, Contributing area summary, Control/storage structure details, Results summary print outs
 - Volumetric runoff co-efficient (Cv) should be set to '1'
 - Sensitivity checking for climate change at 40% if lower allowance used
 - Urban creep allowance of 10% must be included
- Timetable demonstrating completed SuDS construction prior to occupation

2. Consent under the Highways Act is required for the construction of a new vehicle access or the amendment/removal of an existing vehicular access. Proposed vehicle access to be constructed in accordance with LPA commercial concrete crossing specifications. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council Highway Management team area manager via

www.wirral.gov.uk prior to the commencement of the works for the approval of the proposed details.

Last Comments By: 25/05/2018
Expiry Date: 13/07/2018