

Planning Committee

12 August 2021

Reference:
APP/21/00210

Area Team:
**Development
Management Team**

Case Officer:
Mr B Pratley

Ward:
Eastham

Location: Emmaus Bible School, Carlett Evangelical Church, CARLETT BOULEVARD, EASTHAM, CH62 8BZ

Proposal: Change of use from Class E(g) Office Use (formerly B1(a)) to a mixed E(g)(i)/E(e) Use to form eye clinic and separate office space. External works include erection of single-storey porch extension to form new entrance to clinic whilst new entrance to existing offices will be formed to side elevation; alterations to existing openings; and a new 2m high entry gate and fence to front and side boundaries.

Applicant: Eyecare Medical
Agent : Neil Braithwaite Architect Ltd

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Emmaus Bible School, Carlett Boulevard, Eastham, Wirral, CH62 8BZ
Application Type: Full Planning Permission
Proposal: Erection of a two storey extension.
Application No: APP/01/05921
Decision Date: 19/10/2001
Decision Type: Approve

Location: Carlett Evangelical Church, Carlett Boulevard, Eastham, Wirral, CH62 8BZ
Application Type: Full Planning Permission
Proposal: Retention of railings and gates.
Application No: APP/01/07038
Decision Date: 20/12/2001
Decision Type: Approve

Summary Of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 Councillor Carubia has noted that no site notice was installed.

2.0 SUMMARY OF REPRESENTATIONS**REPRESENTATIONS**

2.1 Having regard to the Council Guidance on Publicity for Applications 17 notifications were sent to adjoining properties. At the time of writing this report 18 objections have been received, listing the following grounds:

- The proposal will exacerbate existing parking problems.
- Suggestion that Carlett Boulevard is turned into free residential parking only.
- No-one has had neighbour letters.
- The existing dentist on the A41 results in parking on Carlett Boulevard.

CONSULTATIONS

2.2 **Highways** - No objection.

Environmental Protection - No objection.

3.2 Site and Surroundings

3.2.1 The application site is a large plot situated to the south-eastern side of Carlett Boulevard. It comprises two buildings. To the front and western side it consists of an existing church building and to the rear, an office building. There is a large area of hardstanding to the front and side of these buildings. The application site is located within a Primarily Residential Area.

3.3 Proposed Development

3.3.1 Consent is sought for the change of use of the southernmost building from Class E(g) Office Use (formerly B1(a)) to a mixed E(g)(i)/E(e) Use to form eye clinic and separate office space. The changes to the Use Class Order mean that this change of use is now understood to constitute Permitted Development. The change of use still falls to be determined by the Council as it has been submitted for planning permission by the applicant, but the decision maker should be aware that the applicant has a 'fall back' position that the change of use is permitted under the Use Classes Order. External works

include the erection of a single-storey porch extension to form new entrance to the clinic whilst the new entrance to the existing offices will be formed to the side elevation. Other works include alterations to existing openings, a new 2m high entry gate and fences to front and side boundaries.

- 3.3.2 The eye clinic will employ 6 no. part-time employees (equivalent to 3 no. full time). The requested opening hours are Monday - Friday 08:30 - 17:30

3.4 Development Plan

3.4.1 Policy HS15 Non-Residential Uses in Primarily Residential Areas

Within the Primarily Residential Areas 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.

3.4.2 Policy TR9 – Requirements for Off Street Parking

This policy requires the assessment of off-street parking provision to be guided by a number of considerations, including the availability of alternative modes of transport, road safety and traffic management issues.

3.5 Other Material Planning Considerations

3.5.1 Supplementary Planning Document 4 (SPD4) – Parking Standards

This document sets out maximum limits for vehicle parking spaces.

- 3.5.2 The NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.6 Assessment

- 3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design;
- Highways; and
- Amenity.

3.7 Principle of Development:

- 3.7.1 The site is located within a Primarily Residential Area. The principle of a mixed E(g)(i)/E(e) Use is subject to its compliance with the above mentioned development plan policies and its impact on the amenity of neighbouring properties and to the local highway network.

3.8 Design:

- 3.8.1 The proposed works are relatively minor in scale and would comprise a single-storey side extension to the north-eastern side of the existing office building to form a new porch entrance to the proposed clinic, whilst alterations to existing openings are proposed, including the creation of a new door to the south-western side forming an independent entrance to the proposed offices.

- 3.8.2 The proposed extension would have a mono-pitched roof design which would form a continuation of the pitched roof of the two-storey gabled element of the existing property, in effect creating a 'cat slide' roof design. It is considered that the material comprising facing red brickwork, uPVC/aluminium openings and concrete roof tiles would complement those of the existing property.
- 3.8.3 The existing front boundary comprising a metal fence and gates fronting Carlett Boulevard would be replaced by a new 2m high metal fence that at the return would extend to sit level with the front of the existing church building. The existing stone wall boundary to the front of the church and fronting the road would not be affected.
- 3.8.4 Being minor in scale, these works are considered to be appropriate and in keeping with the character and design of the host property and the surrounding area.
- 3.9 Highways:
- 3.9.1 The proposals suggest that 12 formalised car parking spaces will be available to serve patients, medical and office staff in order to facilitate the mixed use of the premises, one of which is reserved for disabled parking.
- 3.9.2 The Council's Highways Department state that, "According to the SPD4 parking standards for Medical or Health Service facilities a maximum of 1 space per 2 members of staff must be provided in a suburban centre such as this. The application states that around 5-6 staff which will be a mixture of clinical/nursing/reception staff may be on site at any one time and therefore a total of 3 car parking spaces must be reserved for staff only. This leaves 9 car parking spaces available for patients and office staff".
- 3.9.3 "SPD4 for Class B1 – Business states that one space per 35m² must be provided for office staff. A total of 139.4sqm of the building is proposed as office space and as a result 4 car parking spaces are required".
- 3.9.4 "This leaves a potential 5 spaces left for patients of the clinic. As the number of anticipated patients to be at the premise at the same time is estimated at 2-3 and the use of the office space is suggested to be infrequent there is sufficient on-site parking to serve the mixed use of the proposals. Therefore, there are no Traffic and Transport objections to the proposal."
- 3.9.5 It is considered that the views expressed above are sound. The highways implications of the proposal are considered to be acceptable.
- 3.9.6 Following a request by officers cycle parking is also proposed, in the form of two Sheffield style stands. It is recommended these are secured by condition.
- 3.10 Ecology:
- 3.10.1 There are no Environmental/Sustainability issues relating to these proposals.
- 3.11 Amenity:
- 3.11.1 The Council's Environmental Protection Department have confirmed that they have no objection to the application. The existing use does not appear to be restricted by any conditions limiting hours of use, whereas hours of use can be controlled through this application. A condition is recommended to this effect. As such the proposed change of use is not considered to have a greater impact on residential amenity, as a result of noise or any other nuisances, than the former use.
- 3.11.2 A new side facing window is proposed to serve an office. This window will be 13.4 metres from the rear boundaries of properties on Bridle Road, and 25 metres from the houses themselves. This is greater than the required interface distance of 21 metres, and as such there will be no loss of privacy to neighbouring dwellings.

3.12 Other

- 3.12.1 Councillor Carubia has noted that no site notice was installed. However, as this is an application in the 'minor' category, the Council Guidance on Publicity for Applications does not require a site notice to be displayed. Letters were, however, sent to 17 neighbouring addresses, and this satisfies both the Council requirements and the legal obligations for consultation contained within The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Summary of Decision:

Having regards to the individual merits of this application the decision to recommend that Planning Permission be granted 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 result in an unacceptable increase in vehicular traffic, and the level of parking meets the Council's requirements. The proposal will not have a detrimental impact on the visual quality of the area, or the amenities of neighbouring dwellings.

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 23 July 21 and listed as follows: 121-04 B-01 Rev B.

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

3. The clinic hereby approved shall only be open to customers between the hours of Monday - Friday 08:30 -17:30.

Reason: in the interests of residential amenity, and to comply with Policy HS15 of the Wirral UDP.

4. The cycle storage facilities shown on the approved plans shall be provided in accordance with the approved details and made available for use prior to the clinic/offices hereby permitted first coming into use 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.

Further Notes for Committee:

Last Comments By: 08/03/2021 16:55:04

Expiry Date: 19/08/2021

