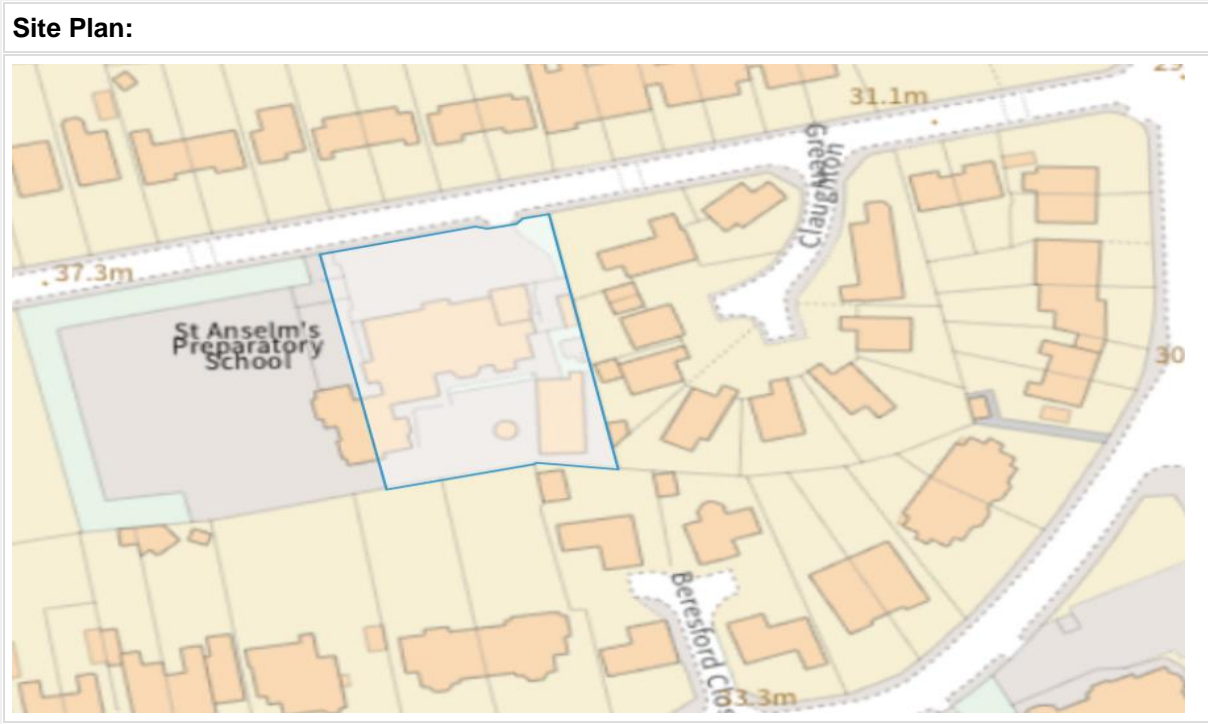


Planning Committee	March 16th 2023
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Reference:	Area Team:	Case Officer:	Ward:
APP/22/01700	DM	Ms A McDougall	Oxton

Location:	Redcourt Manor, 7 Devonshire Place, Oxton, Wirral, CH43 1TX
Proposal:	Conversion of existing Gymnasium outbuilding within grounds of existing school to 2 two-bed residential units
Applicant:	Mr Stephen Duggan
Agent :	Mr Richard Smith R and R Design Ltd

Qualifying Petition	No
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Development Plan designation:	Primarily Residential Area Redcourt is a Grade II Listed Building
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Planning History:	<p>Applications DIS/23/00092 3/4 storey stand alone apartment block, comprising 30no. 1 and 2 bedroom apartments.</p> <p>Applications RVC/23/00084</p>
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Variation of Condition 22 (drainage) of APP/20/01084

Applications
NMA/22/01379

Applications
DIS/22/01315

Change of use from school to residential for the proposal of the refurbishment of Redcourt, a grade II listed vacant school building, into 15no. 1 and 2 bedroom apartments. Adjacent to Redcourt, it is proposed to build a 3/4 storey stand alone apartment block, comprising 30no. 1 and 2 bedroom apartments. Both apartment blocks will have separate vehicular and pedestrian access from Devonshire Place, car parking, cycle storage, bin storage and generous private amenity space is provided.

Applications
DIS/22/01082
Discharge of condition(s) 6, 14 & 15

Applications
DIS/21/02409
BIN STORE DETAILS CYCLE STORE DETAILS CYCLE STANDS E2477
- PHOTOGRAPHIC RECORD CONSTRUCTION MANAGEMENT PLAN
E2477/ 23 E2477/ 24 E2477/25

Applications
DIS/21/02406
BIN STORE DETAILS CYCLE STORE DETAILS CYCLE STANDS
E2477/23 E2477/24 E2477/25 E2477 PHOTOGRAPHIC RECORD

Applications
LBC/20/01085
The development proposals seek to obtain planning permission and listed building consent for the change of use from a school to residential for the proposal of the refurbishment of Redcourt, a grade II listed vacant school building, into 15no. 1 and 2 bedroom apartments. Adjacent to Redcourt, it is proposed to build a 3/4 storey stand alone apartment block, comprising 30no. 1 and 2 bedroom apartments. Both apartment blocks will have separate vehicular and pedestrian access from Devonshire Place, car parking, cycle storage, bin storage and generous private amenity space is provided.

Applications
APP/20/01084
Change of use from school to residential for the proposal of the refurbishment of Redcourt, a grade II listed vacant school building, into 15no. 1 and 2 bedroom apartments. Adjacent to Redcourt, it is proposed to build a 3/4 storey stand alone apartment block, comprising 30no. 1 and 2 bedroom apartments. Both apartment blocks will have separate vehicular and pedestrian access from Devonshire Place, car parking, cycle storage, bin storage and generous private amenity space is provided.

Applications
NMA/22/00144
Addition of condition relating to provision of 100% affordable housing for the new build element of the scheme

Pre-Applications

	<p>PRE/20/00034/ENQ Conversion of vacant Grade II Listed former school building into 12 apartments & adjacent to the building a four storey new build block is proposed to accommodate 32no. 1 and 2 bedroom apartments.</p> <p>Legal Agreements APP/20/01084 20% affordable housing - Deed of Variation signed March 2022</p>
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Summary Of Representations and Consultations Received:

1. Ward Member Comments	<p>Councillor Brame has removed the application from delegation due to the following planning reasons:</p> <ul style="list-style-type: none"> • originally this building was to be removed due to the visual impact it had on the setting of the listed building; • the building is of lower quality than Redcourt
2. Summary of Representations	<p><u>REPRESENTATIONS</u></p> <p>48 neighbour letters were sent out to the wider area and to date 5 separate objections have been received on the following grounds:</p> <ul style="list-style-type: none"> • increase in traffic • loss of privacy from additional dwellings • visual impact onto the setting and overall use of the building • additional parking spaces having a detrimental visual impact. • appearance of the building • the building was only a temporary structure • proposal was not included on the original application and was to be demolished due to the visual impact • loss of amenity space for residents of the units within the Redcourt conversion

	<p><u>CONSULTATIONS</u></p> <p>Conservation - Materials need to be sympathetic to the listed building, changes have been proposed that show a mock up of the revised materials and would be secured via a materials sample condition</p> <p>Highways - No objection</p> <ul style="list-style-type: none"> • The proposals are all contained within a private boundary and do not impact on the adopted highway. • The level of on-site car parking remains in accordance with the SPD4 maximum standards • The existing vehicle access remains unaffected by the proposals and is satisfactory. • Servicing to the proposed apartments will be in line with the wider development proposals within the site and is an appropriate arrangement. • It's unlikely that the proposals for two additional apartments will
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	<p>generate a significant level of traffic and it is therefore considered to have no material impact on the highway, as such there are no objections to the proposal.</p>
<p>3.1 Site and Surroundings</p>	<p>The building is a single storey pre fab structure that was originally used as part of the school site, the building is set to the rear of the listed building which is known as Redcourt. The listed building has consent for conversion into 15 flats with 14 parking spaces and communal grounds.</p>
<p>3.2 Proposed Development</p>	<p>The proposal is to retain the gymnasium building, clad the exterior and convert into two residential apartments, each has their own access with the main outlook being orientated to the west elevation and overlooking the communal grounds. Whilst the building is to be clad in an orange/brown zinc, the design of the structure in terms of its panelling style will be utilised to replace existing windows and those to the west elevation will be increased in depth providing improved outlook to habitable rooms.</p> <p>There are existing high level windows to the west (front) and east (rear) elevations, to the rear they will remain in situ with the exception of two panels (one for each residence) that will be dropped to provide more suitable outlook and light into each living room to each flat.</p>
<p>3.3 Development Plan</p>	<p>At the current time the statutory development plan for the area comprises saved policies of the Wirral Unitary Development Plan (2000) (UDP) and the Merseyside and Halton Joint Waste Local Plan (2013).</p> <p>The following UDP policies are relevant to this application.</p> <p>Policy HS4: Criteria for New Housing Development Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:</p> <p>(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;</p> <p>(ii) the proposal not resulting in a detrimental change in the character of the area;</p> <p>(iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;</p> <p>(iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;</p>

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

Policy CH1: Development Affecting Listed Buildings and Structures

Development likely to affect a building or structure listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be permitted where:

(i) the proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and

(ii) adequate provision is made for the preservation of the special architectural or historic features of the building or structure.

When granting consent, special regard will be given to matters of detailed design, to the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.

Policy TR12: Requirements for Cycle Parking Policy

Where considered practicable and desirable by the Local Planning Authority, new development will be required to provide cycle parking facilities in line with the guidance below:

(i) retail, commercial, industrial premises and places of entertainment - one stand for every twenty car parking spaces:

(ii) educational establishments of secondary school level and above - one stand for every five students. In addition, for all educational establishments - one stand for every twenty staff car parking spaces;

(iii) flats - one stand for every flat, to be provided within the curtilage of the development;

(iv) railway stations/ park-and-ride - a minimum of ten stands at each station;

(v) bus stations - one stand for every two bus stands.

3.4 Other Material Planning Considerations

The National Planning Policy Framework is a material consideration, in particular Sections 12, 15 and 16.

12. Achieving well designed places

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

15. Conserving and enhancing the natural environment

Plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

16. Conserving and enhancing the historic environment

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

	<p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p>
	<p>Wirral Borough Council has submitted the Wirral Local Plan 2021-2037 for examination.</p> <p>On the 21 March 2022 full council approved publication of the Draft Local Plan Under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 before submission to the Secretary of State. The plan was published in May 2022 and representations were available to be submitted until 25th July 2022. The Local Plan was submitted to the Secretary of State on the 26th October 2022. The local plan and supporting evidence base can be viewed online at www.wirral.gov.uk/lpexam</p> <p>As the Wirral Local Plan has been submitted for examination it (and the supporting evidence base) is a material consideration and can be afforded weight in the decision making process. In attaching weight to individual policies, paragraph 48 of the NPPF is relevant as it states:</p> <p>“Local planning authorities may give weight to relevant policies in emerging plans according to:</p> <p>the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</p> <p>the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</p> <p>the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”</p> <p>Relevant Policies;</p> <p><u>Policy WS 3 Strategy for Housing</u></p> <p><u>Policy WS 7 Principles of Design, includes Privacy and Amenity and Parking</u></p> <p><u>Policy WS 6 Placemaking for Wirral</u></p> <p><u>Policy WD2 Heritage Assets including Archaeological assets</u></p>

	<p>Wirral Tree Strategy is a material consideration. It states that ; “Planning applications will need to demonstrate that there will be enough room for the future growth of new and retained trees to ensure long term retention and avoid pressure from future occupiers to top, lop, or fell healthy trees due to safety concerns or effects on living conditions in order to obtain reasonable sunlight and unshaded external amenity space.</p> <p>Planning applications will need to provide sufficient information to enable proper consideration of trees on and around the development site with tree survey and planting scheme with appropriate root protection zones undertaken to the latest British Standard. The selection of new species to be planted will use the “right tree for right place” approach.”</p>
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<p>3.5 Assessment</p>	<p>The main issues pertinent in the assessment of the proposal are:</p> <p>Principle of Development; Impact on Heritage Assets and Design; Highways; Ecology; and Amenity</p>
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<p>3.6 Principle of Development</p>	<p>The proposal is for a residential conversion of a redundant building within a residential area, the site has already been granted consent for the conversion of the host building known as Redcourt to be 15 self-contained flats. The proposal will allow for additional residential units using an existing structure which is in principle considered acceptable having regard to the relevant policies as set out above.</p>
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<p>3.7 Design</p>	<p>The design of the building will remain similar to its existing appearance, the proposal seeks to change the external materials and alter some of the high level windows into floor to ceiling windows to accommodate residential needs in terms of light and outlook.</p> <p>The proposed cladding has been amended from grey zinc to an orange/brown zinc so as to reflect the materials used within the host building Redcourt more successfully.</p>
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	<p>Impact onto the heritage asset;</p> <p>The main building Redcourt, is a Grade II Listed building that is currently in the process of being converted from a school into 15 flats. The building which is the subject of this application, is an existing outbuilding that was used in association to the school as a gym. The original consent saw the removal of this building as it had no positive impact onto the setting of the listed building and was not initially required as part of the scheme.</p> <p>However, the proposal to retain the building and convert into two residential units does compliment the wider residential development and the proposal to clad the building so that it is more in keeping with the listed building is not considered to harm the objectives of protecting the listed building. The structure is already in situ and whilst in its current form does not add a positive contribution, the inclusion of two new residential units within a residential scheme and the external improvements are not considered to harm the setting of the listed building.</p>
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<p>3.8 Highways</p>	<p>There are no highway objections to the proposed scheme.</p> <p>The site has consent for 15 flats with 14 off street parking spaces, the plans were submitted for an additional 2 spaces however due to the impact onto the setting of the listed building these plans were amended to show the layout as per the original approval for the conversion of the building. The site would now contain 17 flats across the conversion both within the main house and the converted gymnasium and retain 14 parking spaces.</p> <p>This still meets the Councils adopted maximum standards of one space per dwelling.</p>
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<p>3.9 Ecology</p>	<p>There will be no trees removed as part of the development. A comprehensive landscaping scheme has been submitted as part of the original application (APP/20/01084) and will result in a significant increase in landscaping and green space in comparison to the current situation. There will be a net increase in tree canopy cover, which is in keeping with the requirements of the Wirral Tree Strategy.</p>
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<p>3.10 Amenity</p>	<p>The building is accessed to the east of Redcourt via the shared accessway, the two residential units will open out onto the communal gardens and will have access to the external bin and cycle store to the north of the gymnasium building.</p> <p>Internally the bedrooms are located to the west elevation as are the front entrances and the windows to the kitchen areas. The kitchen/living areas are open plan and the original drawings did show only high level windows to the east as per the existing buildings outlook, however this restricted outlook to the living areas as they would only have one true window mainly accommodated at the kitchen elevation of the building. Amended plans were submitted to show each flat having a floor to ceiling window serving the living areas to improve outlook.</p> <p>Concerns have been raised with regards to the outlook and loss of privacy to neighbouring dwellings. Whilst the structure in situ exists and is single storey the houses to the rear are two storey with a boundary wall between the two properties, the land levels do however mean that part of the building is visible from the rear gardens of (predominantly) 6 Claughton Green due to the height differences. The flat roof of the existing building is roughly at a similar height to the eaves of the houses on Claughton Green. The main potential, additional impact will be from one new floor to ceiling window in unit 16 that serves a living room, the remainder will be high level with the exception of the floor to ceiling window at unit 17 although due to the position of this window the impact will be lessened.</p> <p>The new rear window to unit 16 will be floor to ceiling and will predominantly face the small rear garden area and the boundary wall with no6 . However, it is noted that due to the angle of the building in relation to no 6 Claughton Green there will be no direct overlooking as the line of sight will be offset. It is not considered that the introduction of a floor to ceiling window on this elevation will have any greater impact than the existing high level windows due to the land levels and the relationship to the neighbouring house. The applicant has submitted a cross section of</p>
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	<p>this part of the site which demonstrated the levels between the two sites and that the existing boundary treatment will provide sufficient screening.</p> <p>The layout of each unit, access to and outlook is considered acceptable, the retention of the building originally was not warranted due to its condition however the revisions to the scheme and the proposed external cladding improve the external appearance of the structure and as the building is in situ the scale and relationship to neighbouring properties is as existing, the changes to two of the windows to the rear elevation are also considered to meet Wirral policy guidance in that they would not result in harmful overlooking taking into account the current relationships between the buildings.</p> <p>The building does result in a reduction to communal garden space for the listed building however there is ample external space that can also be utilised as private areas to the rear of the converted building, the retention of the building does not reduce the communal gardens to the detriment of the development as a whole.</p>
	<p>The scheme to retain and convert the existing building into two additional residential units is considered acceptable in this instance having regard to Wirral's UDP Policies HS4, CH1 and the NPPF.</p>

<p>Summary of Decision</p>	<p>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:-</p>
	<p>The retention of the building, the proposed external materials and finish are considered acceptable having regard to the wider scheme as well as the character of the site itself and the established relationship to existing neighbouring buildings in accordance with Wirral's UDP Policies HS4, CH1 and the NPPF.</p>

<p>Recommended Decision:</p>	<p>Conditional Approval</p>
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<p>Recommended Conditions and Reasons:</p>	
<p>1 The development hereby permitted shall begin not later than [3] years from the date of this decision.</p> <p>Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.</p> <p>2 The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9 February 2023 and listed as follows:</p> <p>E2477/46B, E2477/03A and E2477/02A.</p> <p>Reason: For the avoidance of doubt and to define the permission.</p> <p>3 No development involving the use of any facing materials shall take place until samples of the materials to be used in the construction of external surfaces of the building have been submitted to</p>	

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area having regards to Wirral Unitary Development Plan Policy CH1

4 No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed / Final' Sustainable Drainage Strategy, (based on the 'Below Ground Drainage Outline Drainage Strategy' drawing reference S2 / 220-127 / RSM / AJP / XX / 00 / DR / C / 3010 / rev P02 dated 21 July 2020 / The Alan Johnston Partnership) (submitted with APP/20/01084), for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water discharge rate from the site will be restricted to no more than 5 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy must meet the requirements specified in the Terms of Condition and meet all requirements, including submission requirements, of Wirral Council's 'Sustainable Drainage Technical Guidance.' A Construction Phase Surface Water Management Plan and a timetable for completion (including details of any phasing if applicable) must be submitted prior to commencement.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems

5 The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design / layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems

Last Comments By:	29-11-2022
Expiry Date:	17-November-2022

