

Committee: **PLANNING**

Date of Meeting: **18 August 2010**

Title of Report: **S/2010/0853**
Maryland Home, 5-7 School Lane, Formby
(Ravenmeols Ward)

Proposal: Erection of a part single, part two storey extension to the rear of the care home

Applicant: Mr Kelvin Bacon Maryland Care Home Limited

Recommendation(s) For Information Only

Drawing Numbers

SK20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2010/0853 Maryland Home, 5-7 School Lane Formby L37 3RW OSGR: 329980, 407337		Sheets: 285D	Area: 2004 sqm	Standard Site Plan Scale: 1:1250 Date: 3/8/2010 Drawn By: EBERT on
	<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921.</small>		<small>Created by Sefton Council Planning & Economic Regeneration Department using MapInfo</small>		Ward(s): Ravenmeols Postcode Sector(s): L37 3 Polling District(s): P2 Parish(es): Formby Cp

The Site

The Maryland Care Home that occupies a double plot to the north side of School Lane, Formby set within a residential area, but adjacent to Formby District Centre.

Proposal

Erection of a part single, part two storey extension to the rear of the care home.

History

N/1999/0643 – Erection of a conservatory and access ramp at front after demolition of existing conservatory. Approved 13 October 1999.

N/1993/0071 – Single-storey extension to the rear. Approved 18 march 1993.

N/1992/0749 – Part single, part two-storey extension at the rear. Withdrawn 4 February 1993.

Consultations

Highways Development Control – No objections to the proposal as there are no highway safety implications.

Environmental Protection Director – No objection to the proposal. However, it is noted that if the kitchen extraction system needs to be renewed as a consequence of the proposed changes, details of the new extraction/ventilation system should be submitted for approval.

Neighbour Representations

Last date for replies: 20th July 2010.

Representations received: Letters of objection received from Numbers 8 & 9 School Lane and Number 4 Ashcroft Road. The points of objection relate to the scale, siting and appearance of the two-storey element of the proposal as it will introduce an overly dominant feature that will cause harm to neighbouring residential amenity due to introducing a poor outlook, contribute to increased overshadowing of rear gardens and lead to a loss of privacy through overlooking. Points of objection also focus upon the proposed intensification of use of the care home and the detrimental impact this will have upon highway safety as objectors consider there to be insufficient car parking within the site to serve the operational needs.

Councillor Ibbs requested that this application be called in and determined by Planning Committee.

Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

AD2 Ensuring Choice of Travel
CS3 Development Principles
DQ1 Design
H10 Development in Primarily Residential Areas

Comments

The proposal is for a part-two, part single storey extension to the rear of the existing Maryland Care Home, to a maximum height of six metres, with the two-storey element to be positioned 6 (six) metres from the boundary to Number 8 School Lane to the east.

An additional twelve bedrooms are to be created by the proposal, to result in a cumulative number of thirty five bedrooms for residential care and a total development footprint of 357 square metres, with 203 of that being to the ground floor.

The external appearance of the proposal departs from the established form of the red brick building in that it will consist of a green flat roof with a sedum base, with cladding panels to the first-floor and facing brick and render to the ground floor, with a brick built external staircase to the north elevation.

The issues to be considered are:

- The scale, siting and appearance of the proposed extension.
- The impact of the development upon neighbouring residential properties.
- The amenity afforded to future occupiers of the new bedrooms.
- The impact upon highway safety.

A full report and recommendation will be presented to Planning Committee at a later date.

Contact Officer: **Mrs S Tyldesley** Telephone **0151 934 3569**

Case Officer: **Neil Mackie** Telephone **0151 934 3606**