

Committee: **PLANNING**

Date of Meeting: **11 November 2009**

Title of Report: **S/2009/0752**
18-20 Hawthorne Road, Bootle
(Derby Ward)

Proposal: Conversion of former Gymnasium to 6 no. flats and alterations to the front elevation. (Alternative to S/2008/0292 approved 20/06/2008)

Applicant: Mr T Kennedy

Executive Summary

This application relates to the conversion of a three storey building into 6 flats. Issues include the principle of conversion to residential use, impacts on residential amenity and on highway safety, and the suitability of the conversion scheme in terms of space standards for future occupants.

Recommendation(s) Refusal

Reason

1. The proposal conflicts with Sefton UDP Policies CS3, UP1, DQ1 and MD2, the SPG on New Housing Development, and the IPG on New Housing in South Sefton, in that it produces a cramped layout with inadequate floor areas and poor stacking arrangements which will cause harm to existing and future occupants and to the character of the area and will be inconsistent with Housing Market Renewal Initiatives.

Drawing Numbers

Drawing numbers G364-3012-07 and SE 050A, 051A, 052A, 053A, 054A, 055A, 056A and 057A.

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/2008/0752 Hawthorne Road Bootle		Standard Site Plan Scale: 1:1250 Date: 28/10/2009 Drawn By: RO.BID on
	OSGR: 334929, 394467	Sheet(s): 300	Area: 231 sqm

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S/2009/0752

The Site

The application site comprises a vacant three storey building located on the corner of Hawthorne Road and Ursula Street. The Hawthorne Road frontages generally comprise commercial units at ground floor with residential accommodation above. There are residential properties to the rear of the site on Ursula Street.

Proposal

Conversion of former Gymnasium to 6 no. flats and alterations to the front elevation. (Alternative to S/2008/0292 approved 20/06/2008)

History

- S/2008/0292 - Conversion of former gymnasium to 6 no. self-contained apartments with the erection of a three storey extension to the rear of the property. Alternative to S/2007/1022 withdrawn 10/01/08. Approved 20/06/08.
- S/2007/1022 - Conversion to former gymnasium to 9 no. self-contained apartments with the erection of a three storey extension to the rear of the property. - Withdrawn.
- S/25010 - Change of use of vacant shop premises to a keep fit centre. Approved 23/10/85.

Consultations

Environmental Protection Director – no objections in principle subject to a condition requiring a scheme of sound insulation to protect the ground floor flat from the adjoining A1 commercial use.

Highways Development Control – no objections in principle. The lack of any off-street parking is acceptable given that the site is close to good transport links. The 6 proposed cycle parking spaces shown in the rear yard need to be secure and protected from the weather – ideally an enclosed covered cycle shed should be provided.

HMRI – whilst it is accepted that conversion to residential use is appropriate, the proposed conversion is deficient in a number of respects. Firstly, the floor space in each dwelling is inadequate for the occupancy indicated by the number of bedrooms, also the kitchen areas are inadequate and impinge on the living space to an unacceptable degree, and none of the combined kitchen/dining/living spaces are of an adequate size. In addition, there is no direct access from the flats to the rear amenity space which will inconvenience all residents and is a lost opportunity to provide a larger family dwelling on the ground floor with direct access to an amenity space. The bathrooms do not appear suitable for wheelchair users. Proposed sound insulation appears inadequate. The egress from flat 5 lounge area is past the

kitchen. Some of the floor areas stated on the drawings are incorrect.

Fire Officer – no objections.

Neighbour Representations

Last date for replies: 14/10/09

A petition from 26 local residents has been submitted in opposition to the application. It is endorsed by Councillor Larkin.

The application has also been called into Planning Committee at the request of Councillor Gustafson who is objecting to the proposal on behalf of local residents on the grounds of parking, health and safety, over-saturation and anti-social behaviour.

Policy

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

AD2 Ensuring Choice of Travel
CS1 Development and Regeneration
CS3 Development Principles
DQ1 Design
DQ3 Trees and Development
H10 Development in Primarily Residential Areas
H3 Housing Land Supply
MD2 Conversion to Flats
UP1 Development in Urban Priority Areas

Comments

The main issues to consider include the principle of the conversion to residential use and the impact of the proposal on residential amenity and on highway safety. The design of the proposals will be given consideration including space standards within the development.

The principle of converting this property into flats is acceptable in principle in this primarily residential area and planning permission has recently been granted for conversion of this property into 6 flats.

The previous approval (S/2008/0292) included the provision of a three storey extension at the rear of the building. The impact of the proposed development on the amenity of local residents in terms of overshadowing and overlooking will be less than that resulting from the previous approval as the current proposal does not include any extension to the property.

With regards to highway safety, Highways Development Control are satisfied with

the lack of any on-site parking provision due to the site's accessible location close to good transport links. Whilst 6 no. cycle parking spaces are proposed within the rear yard, these need to be within an enclosed covered cycle shed for security reasons and to protect the bicycles from the weather. This could be secured by condition.

The proposals involve some minor changes to windows in the side and rear elevations of the property as well as the insertion of new windows in the property's front elevation to replace the existing shop fronts. These changes to the external appearance of the building are considered acceptable.

The previous approval (S/2008/0292) involved the provision of 5 no. 3 bed units and 1 no. 2 bed units. The size of these units complied with Interim Planning Guidance advice for flat conversions in South Sefton which advises that these should have a minimum of 3/4 habitable rooms and a minimum floor area of 57 sq metres. The approved scheme also involved an acceptable stacking arrangement with bedrooms above bedrooms and living rooms above living rooms, etc.

The current scheme still involves 6 flats but these are smaller due to the lack of any extension. The conversion now includes the provision of 5 no. 2 bed flats and 1 no. 1 bed flat. The 1 bed unit does not comply with IPG guidance in terms of number of rooms and only 2 of the 6 proposed flats have a floor area in excess of the 57 sq m IPG guideline. The current scheme proposes a more cramped development with unsuitable stacking arrangements, for example living areas above bedrooms and vice versa.

Overall, it is considered that the current scheme provides an inadequate layout in terms of inadequate floor space and poor stacking arrangements. The proposal therefore conflicts with UDP Policy DQ1 and the SPG on New Housing Development as it fails to achieve a high quality of design and fails to protect the amenity of future residents of the scheme. It also conflicts with UDP Policy MD2 as the development will cause significant harm to the residential amenity of occupiers of the proposed flats. Furthermore, the development is likely to harm the character of the area thereby causing harm to surrounding residents by attracting short-stay tenants because of its inadequate size and layout.

The SPG on New Housing Development recommends an outdoor amenity area of 30 sq m per flat. The current scheme would therefore require 180 sq m. The proposal involves an outdoor amenity area of approximately 70 sq m which does fall short of the guidance although it is larger than that provided in the approved scheme. The outdoor amenity space is considered acceptable in this case as there is a large park in close proximity to the site and the rear yard provides sufficient outdoor space for bins, cycle stands and clothes dryers.

In conclusion, whilst the principle of converting this building into residential use is acceptable, the actual conversion scheme is considered to produce a cramped and inadequate layout which will harm both the amenities of occupants of the flats and the amenities of surrounding residents by harming the character of the area.

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

Case Officer: **Mrs D Humphreys Telephone 0151 934 3565
(Tue, Thu & Fri)**

Endorsed by Cllr. P. A. Larkin

S/2009/0752
(DH)

We the undersigned would like to oppose planning permission for the former Gymnasium sited on Hawthorne Road to be converted into flats.

Received by Sefton Council
PLANNING & ECONOMIC REGENERATION
DEPARTMENT- BOOTLE OFFICE
13 OCT 2009

Name

Address

Ann Thompson	Wadham Rd
Brian Thompson	Wadham Rd
Pat McGurk	115 Benedict St
B. McGurk	115 Benedict St
Donna Doyle	9 Ursula St
Carol Hynes	6 Ursula St
Chris Cox	106 Benedict St
Johin Cox	106 Benedict St
Glen Nedercote	19 Benedict St
Paula Nedercote	49 Gonsville Rd
Jillie Bass	202 199 Bedford Rd
Kevin Bass	199 Bedford Rd
Mary Roberts	59 Hawthorne Rd
Kathy Wleethan	27 Hawthorne Rd
Theresa Brown	13 Sidney Rd
Eileen Smith	17 Sidney Rd
Maira Howard	57 Benedict St
Kenny Howard	57 Benedict St
Kelly Nailroy	57 Benedict St
Steve Collett.	133 Beatrix St
Jean Biglan	159 Bedford Rd
Ann Darvel	113 Benedict St
Leanne Poley	117 Benedict St
Simon Roberts	130 Benedict St
Lennie Roberts	130 Benedict St
Kathy Edge	134 Benedict St

26.

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Cllr. P. A. Larkin c/o Libden office Bootle Town Hall