

Committee: **PLANNING**

Date of Meeting: **13 January 2009**

Title of Report: **S/2009/0930**  
**59 Cambridge Road, Southport**  
(Cambridge Ward)

Proposal: Outline Application with all matters reserved for the change of use from school to nursing home (Class C2) including the erection of a four storey extension to the rear and layout of car parking spaces to the front

Applicant: Mr Rimmer

### **Executive Summary**

The proposal is for a change of use of this former school building to a nursing home (use class C2), together with a four-storey rear extension. The key issues for consideration are the effect of the proposal on the character of the area and the residential amenities of neighbouring occupiers. A petition to address Committee has been submitted and is endorsed by Cllr Glover. Planning Committee visited the site on 14 December 2009.

**Recommendation(s)                      Approval**

### **Justification**

The proposed use and extension are appropriate to the character of the surrounding area and the street scene. The proposal will not result in a significant loss of residential amenity for neighbouring occupiers and complies with policies CS3, H10, AD2 and DQ1 of the adopted Sefton UDP.

### **Conditions**

1. H-6 Vehicle parking and manoeuvring
2. P-5 Plant and machinery
3. P-8 Kitchen Extraction Equipment
4. Before any construction commences, samples of the facing and roofing 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.
5. The premises hereby granted consent shall be used as a nursing home and for

no other purpose (including any other purpose in C2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

6. The single storey building to the rear of the site shall be used for purposes ancillary to the use of the site as a nursing home
7. T1 Time Limit - 3 years
8. X1 Compliance
9. L-4 Landscape Implementation
10. No part of the development shall be brought into use until space and facilities for cycle parking have been provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority. These facilities shall be retained thereafter for that specific use.
11. No part of the development shall be brought into use until full details of the proposed bin store have been submitted to and agreed in writing with the Local Planning Authority.

## **Reasons**

1. RH-6
2. RP-5
3. RP-8
4. To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1 of the Sefton Unitary Development Plan.
5. In order to protect the character of the area and the residential amenities of nearby occupants and to accord with policies CS3 and H10 in the Sefton Unitary Development Plan.
6. To protect the residential amenities of the neighbouring occupiers and to comply with policy H10 of the adopted Sefton UDP.
7. RT1
8. RX1
9. RL-4
10. RH-7

11. In the interests of highway safety and to accord with policies CS3 and DQ1 in the Sefton Unitary Development Plan 2006

## **Notes**

1. A minimum of one third of the frontage of the site should be soft landscaped.

## **Drawing Numbers**

5474:100;1:1 and 5474A-E:50:1:1

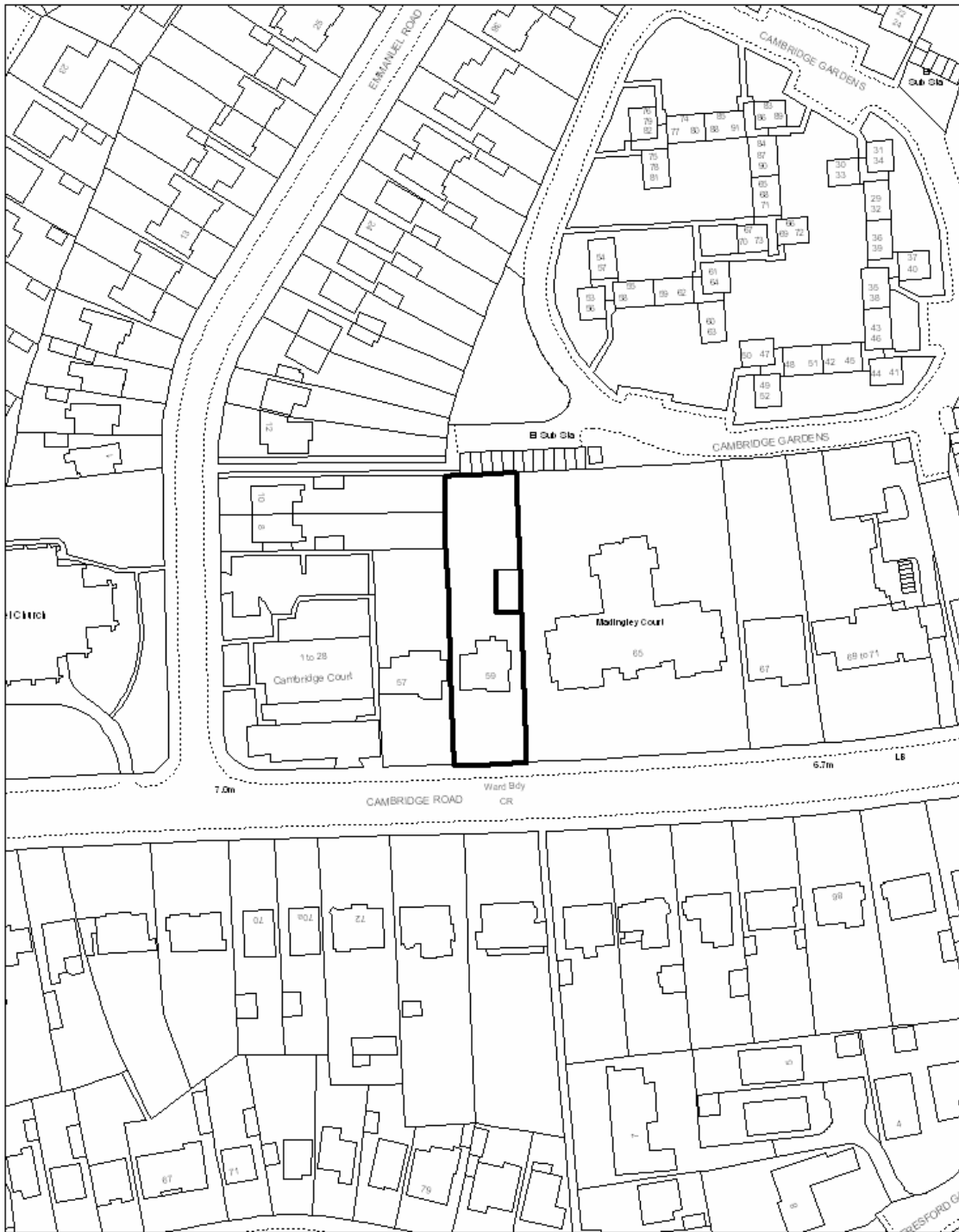
Amended plans 407/1; 407/2A; 474A received on 29 December 2009

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
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



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>		S/2009/0930 59 Cambridge Road Southport PR9 9RJ OSGR: 335761, 418692 Sheet(s): 511C Area: 1352 sqm		Standard Site Plan Scale: 1:2250 Date: 30/12/2009 Drawn By: EBERTON	
<small>This map is reproduced from Ordnance Survey data 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. 100018192</small>		<small>Sefton Council Planning &amp; Economic Regeneration Department using MapInfo</small>		Ward(s): Cambridge Postcode Sector(s): PR9 9 Polling District(s): X2, X3 Parish(es): None Found	

## The Site

The site comprises a large 4-storey Victorian villa, including a basement. The premises was last used as a school and has remained unoccupied since 2005. There is a single storey building to the rear, positioned along the eastern boundary of the site. The rear (north) of the site is predominantly hard-surfaced with some small trees on the northern boundary.

Vehicular access and car parking is achieved at the front of the site.

The surrounding area is characterised by buildings of a similar scale, principally large Victorian villas, some of which have been replaced by more recent flat developments. Adjoining the application site to the west is a Victorian villa, which has been converted into flats and to the east, a large flat development, Madingley Court.

## Proposal

Planning Application for the change of use from school to nursing home (class C2), including the erection of a four storey extension to the rear and layout of car parking spaces to the front

The proposed nursing home is to provide 18 rooms, accommodating 24 residents and employing 24 staff. Supporting information submitted with the application refers to a 'retirement home development' for the over 50's.

The proposed four-storey rear extension will necessitate the part-demolition of an existing rear extension. Overall the replacement extension will measure 12 metres wide by 6 metres and 12.7 metres to the ridge of a pitched roof.

It is also proposed to use the existing single storey building to the rear for ancillary uses including a hairdressers, and hobbies / arts and crafts activities.

## History

N/2007/0604	Change of use of former school to dwellinghouse including extensions conservatory - Approved 27 July 2007
N/2008/0282	Conversion of former school to 7 flats including 2 storey extension and conversion of former gymnasium to garden residence - Approved 26 June 2006
N/2006/0232	Conversion of former school to 8 flats including 4 storey extension and conversion of former gymnasium to a self contained flat and car parking - Refused 28 April 2006

## Consultations

*Highways Development Control:* The layout of 7 car parking spaces to the front is acceptable. The access is to be retained and this is acceptable. A condition should be attached to any approval in respect of vehicle parking and manoeuvring

*Environmental Protection Director:* No objection subject to the imposition of conditions in respect of plant and machinery and kitchen extraction equipment

## Neighbour Representations

Last date for replies: 20 November 2009

A petition has been submitted to address Committee, signed by 25 Sefton residents and endorsed by Cllr Glover. The petition objects to the proposal on the grounds that:

1. An earlier application for conversion to flats was rejected by the Planning Committee with the stipulation that any improvements to the building must take place within the shell of the existing building. The present application extends beyond these parameters.
2. The proposal to raise the rear roof by 2 metres from 17 metres to 19 metres would have a detrimental effect on the passage of light to some west facing windows of Madingley Court.

## Policy

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

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas

## Comments

The site lies within a Primarily Residential Area and as such, the principle of a nursing home, is acceptable. Whilst there are similar uses along the street, the proposal will not result in a proliferation of nursing or care homes that would affect the residential character of the area.

The proposed use as C2 (Residential Institutions) does not require the provision of any affordable housing in accordance with policy H2.

The key issues for consideration are the effect of the proposed use on the residential amenity of neighbouring occupiers and the appearance of the proposed extension to the rear.

### Intensity of use

The occupation of the building, as extended, by 24 residents with 24 staff will result in a more intensive use of the site than the neighbouring property to the west, which is occupied as a single dwellinghouse.

However, the former use of the site was as a school. Whilst the number of children attending the school is not known, this had the potential to be a relatively intense use of the site. Furthermore, the site is large and the existing building positioned at a distance of approximately 2 meters and 3.6 metres from the western and eastern boundaries respectively.

The single storey building to be used for ancillary facilities such as hobbies and hairdressing has no windows on the eastern boundary adjoining Madingley Court.

Overall the intensity of the use of the site is not considered likely to result in a loss of residential amenity for neighbouring occupiers.

### **Design of Extension**

Full details of the proposed extension have now been submitted.

The proposed extension is large. Views of the extension would be achieved from the properties to the east, west and north.

However, the extension would be lower than the original building, with a lower ridge level. The eastern roofslope is shown as having a much shallower pitch, with a lift shaft protruding from this roofslope. This arrangement is not traditional in style but does minimise the potential impact of the extension on Madingley Court to the east.

Given the size of the extension and the significant gap to Madingley Court to the east (10 metres), the extension would be visible from Cambridge Road. Nevertheless, it would be well set back from the street frontage and read as an addition to the original building. The character of the street scene and surrounding area would be retained.

### **Overlooking, Outlook and Loss of Light**

Side windows to the original building at ground floor and above are to en suite bathrooms or circulation areas and therefore will not result in overlooking of properties to the east or west. Windows in the proposed extension are all north-facing ie overlooking the garden of the proposed development and facing a parking court for an adjacent flat development beyond. Therefore there will be no overlooking of residential properties or gardens to the north.

The extension is positioned to the north of the building, extending approximately 5 metres from the rear elevation of 57 Cambridge Road to the west. Its position on the north (rear facing) elevation of the original building and its distance from the neighbouring properties is such that it will not result in a loss of direct sunlight to the neighbouring properties.

The distance between the proposed extension and habitable room windows in Madingley Court is 12.6 metres at its closest point. With regard to a potential loss of outlook from habitable rooms, there are two habitable room windows at second and third floor level in Madingley Court facing towards the proposed extension. However, given the height of these windows and the distance between the two buildings, outlook from these windows will not be unduly restricted. Other west facing windows in Madingley Court will not look directly onto the extension and whilst it will be visible, it will not block views of Emmanuel church tower beyond or affect amenity.

The extension will be clearly visible from the rear garden of 57 Cambridge Road. A development of similar proportions has been constructed to the west of 57 Cambridge Road



(flat development of Cambridge Court). However, given the large size of the garden of no. 57 and the distance between this building and the proposed extension (5 metres) this is not considered to result in a sufficient loss of outlook to warrant refusal of planning permission.

### **Garden Area for Occupiers**

Guidance in SPG: New Housing Development seeks a minimum of 15 sq metres of garden area per resident at residential and nursing homes, ie a total of 360 sq metres in this case. The proposal allows for a garden area of 618 sq metres and therefore exceeds this minimum requirement.

### **Trees, Greenspace And Landscaping**

As the proposal is for a non-housing use under 1000m<sup>2</sup> floorspace, no contribution towards offsite Greenspace will be required in accordance with policy DQ4. In respect of tree planting, one tree should be planted for every 50 sq metres of new floorspace. Allowing for the loss of some floorspace resulting from the part demolition of an existing extension to the rear, the total new floorspace equates to 210 sq metres, necessitating 5 trees to be planted on site. The submitted plans indicate 13 new trees are to be planted on site, exceeding the minimum required by policy DQ3.

Full landscaping details have not been submitted and should be the subject of conditions attached to any approval. However, the plans do demonstrate that a minimum of one third of the site frontage is to be soft landscaped.

Access and car and cycle parking arrangements are considered to be acceptable. Full details of cycle and bin stores should be required by condition.

### **Response to Neighbour Comments**

A previous planning application for the conversion to 8 flats including a 4 storey extension and conversion of former gymnasium to a self contained flat (N/2006/0232) was refused on the basis of the size of the rear extension. However, this was in connection with the implementation of the housing restraint mechanism, policy H3 and the supporting guidance in SPG: Regulating the Supply of Residential Land. This sought to limit extensions to existing building to 'minor additions' and was later clarified by Planning Committee as only allowing for non-habitable rooms. The housing restraint mechanism has now been lifted and the guidance in the SPG is not now relevant to the consideration of this application.

This issue raised in the petition regarding the height of the rear extension has been raised in the comments above. The reference to 17 and 19 metres relates to measurements from datum rather than the adjacent ground levels.

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

**Case Officer: Mrs A Dimba Telephone 0151 934 2202**

MADINGLEY COURT, 61-65 CAMBRIDGE ROAD

PETITION RE SCHEME NO S/2009/0930 - TOWER QUENE

WE, THE UNDERSIGNED, OBJECT TO THE ABOVE SCHEME TO CONVERT 59 CAMBRIDGE ROAD INTO A NURSING HOME ON THE FOLLOWING GROUNDS:-

- ① AN EARLIER APPLICATION FOR CONVERSION TO FLATS WAS REJECTED BY THE PLANNING COMMITTEE WITH THE STIPULATION THAT ANY IMPROVEMENTS TO THE BUILDING MUST TAKE PLACE WITHIN THE SHELL OF THE EXISTING BUILDING. THE PRESENT APPLICATION EXTENDS BEYOND THESE PARAMETERS.
- ② THE PROPOSAL TO RAISE THE REAR ROOF BY 2 METRES, FROM 17 METRES TO 19 METRES, WOULD HAVE A DETRIMENTAL EFFECT ON THE PASSAGE OF LIGHT TO SOME WEST FACING WINDOWS OF MADINGLEY COURT.

NAME	FLAT No	NAME	FLAT No
R C Warden	46	Conrator	41
J D Schwartz	42	J. White	43
J Ashworth	42	A Suppell	12
M. Sylvester	34	J. Bell	29
W. Johnson	25	J. Bell	29
H. White	23	J. Bann	8
H. Gerrard	27	J. Bryan	35
G. K. Hudson	19	V. K. Butterworth	21
R. G. Cooper	11	C. Brackley	10
K. Cooper	11	J. G. G. G.	31
H. G. G.	7	J. G. G.	32
J. G. G.	1	J. G. G.	2
J. G. G.	40		

25

10 NOV 2009.