

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0420**
Warren Park Nursing Home, 66 Warren Road,
Blundellsands
(Blundellsands Ward)

Proposal: Erection of a two storey extension to the south elevation of the side wing, first floor extension to the rear elevation of the main building and single storey extension to the existing conservatory at the front of the nursing home

Applicant: Mr John Lysaght Warren Park Nursing Home

Executive Summary

This proposal is for two minor extensions to an existing nursing home to bring the number of bedrooms up to 40. The issues concern the effect of the proposal on nearby properties and the impact in the streetscene and on the character of the Blundellsands Park Conservation Area.

Recommendation(s) Approval

Justification

The proposal would have no detrimental impact on the amenities of the surrounding residential properties and preserves the character and appearance of the existing streetscene and Conservation area.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. M-3 Obscure Glazing
4. M-1 Materials (matching)
5. L-1 Protection of trees

Reasons

1. RT-1
2. RX1
3. RM-3
4. RM-1
5. RL-1

Drawing Numbers

Location plan, Dwgs 368/3, 4, 5, 6

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/2010/0420 Warren Park Nursing Home, 66 Warren Road Blundellsands L23 6UG OSGR: 330474, 400053 Sheet(s): 146D, 146E Area: 2961 sqm		Standard Site Plan Scale: 1:1250 Date: 20/3/2010 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): Blundellsands Postcode Sector(s): L23 6 Polling District(s): M1 Parish(es): None Found	

S/2010/0420

The Site

The site comprises of the area above the existing two storey extension and the side and rear garden space to an existing nursing home located on the eastern side of Warren Road at no. 66.

Proposal

Erection of a two storey extension to the south elevation of the side wing, first floor extension to the rear elevation of the main building and single storey extension to the existing conservatory at the front of the nursing home

History

- S/2007/1096 - Erection of a two storey extension at the rear and a single storey extension at the side to provide additional bedrooms and ancillary facilities (Alternative to S/2007/0141 granted 12/04/2007) GWC 14/02/2008
- S/2007/0141- Erection of a part three storey part second floor extension at the rear of the existing nursing home to provide 7 additional bedrooms and ancillary facilities 98/0749/S- variation of condition 4 to allow additional bed spaces total 30, GWC 17/12/98
- 98/0749/S- Variation of condition 4 to allow additional bed spaces total 30, GWC 17/12/98
- 95/0397/S- Erection of a two storey extension to rear of nursing home, Granted 28/09/95
- 93/0264/S- Conservatory new dormer, windows, 1 new bed, Granted 27/05/93
- 91/0625/S- C/u to nursing home and two storey extension at the side, GWC 23/01/92
- 88/0722/S- C/u into rest home, GWC 05/10/88

Consultations

Highways Development Control - Traffic Services – no objection

Environmental Protection - no objection

Neighbour Representations

Last date for replies: 30/04/10

A petition of objection signed by 32 local residents and endorsed by Councillor Parry has been received. The grounds for the objection are as follows.

1. The proposed development by reason of its size and position would have a visually overbearing and un-neighbourly impact. It already runs practically the complete length of the border to 21 Merrilocks Road, close to the fence and to a height of two stories. This development proposes to fill in the last remaining space.

2. This area of Blundellsands is a residential and conservation area. The Nursing Home is already quite a substantial operation and to increase its size further is at odds with the status of the area.
3. The feeling of the local residents in the immediate area is that enough is enough and that the last round of development is already too much.

Policy

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

AD1	LOCATION OF DEVELOPMENT
CS3	DEVELOPMENT PRINCIPLES
DQ1	DESIGN
H10	DEVELOPMENT IN THE PRIMARILY RESIDENTIAL AREAS
HC1	DEVELOPMENT IN CONSERVATION AREAS
MD1	HOUSE EXTENSIONS

Comments

The main issues to consider in relation to this application are any impact with regards to residential amenity of surrounding properties and any impact with regards to the streetscene and on the character of the conservation area. The design of the proposal will also be considered with regards to the existing building.

The present proposal has two parts. The first part is a two storey extension to the existing 2 storey extension approved in 2007. This extension would extend the existing line of the building to create one additional bedroom. On each of two floors the design of this extension is in keeping with the existing adjacent building and it will not be visible in the street scene nor have any impact in relation to the character of the Blundellsands Park Conservation Area. In relation to neighbours the proposal would be close to the boundary with 64 Merrilocks but this property is not affected being well away from the joint well screened boundary and at a higher level. The proposal is approximately 4 m from the site boundary with 21 Merrilocks Road and the occupiers of that property have objected. They point out that this will result in development the full length of their boundary. However this is some 20 metres from the house and well screened by mature trees which would be retained. The height of the proposal is only 2 storeys and set at a lower ground level with no windows in the elevation looking towards this building. Overall the impact on this property is minimal and could not justify refusal on amenity grounds.

The second aspect of the proposal is a first floor infill above to the existing accommodation to the north side of the building to create a bedroom and a wet room. This extension is well designed to accord with the main building. It has no effect on the streetscene or character of the Conservation area as it will not be readily visible from public view. The bedroom window is more than 16 metres from the site boundary and the side window (to an ensuite) would be obscurely glazed. There is therefore no overlooking and minimal impact on neighbouring properties.

Objectors consider that the site is overdeveloped and that further expansion of this use in a residential area is inappropriate. However, this is a Primarily Residential Area and a nursing home is a fully appropriate use in this type of location. The use is well established on a sizeable plot and significant garden areas will remain. The applicant argues that increasing the numbers of bedrooms from 37 to 40. There are no policies in the UDP which restrict the size of such uses in principle.is necessary for viability. Since there is no adverse impact on neighbours, streetscene or the Conservation Area, approval is recommended.

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

PN



Petition To Speak At Planning Committee

You have recently submitted a petition to the Planning Department of Sefton Council regarding planning application:

Site Address: 66 WARREN ROAD
BLUNDELLSANDS.

Application Number: S/2010/0420

Would you please confirm whether or not you wish to address a Planning Committee

Yes No

If you intend to speak, the petition must be signed by 25 Sefton residents and be supported by a Councillor. Please give the name of the Councillor submitting your petition.

This petition is being submitted by Councillor Paula Barry

We will also need to contact the person intending to speak at Committee. Please confirm the following details:

Name SIMON HEYES

Address 21 MERRILOCKS ROAD
BLUNDELLSANDS. L23 6LL

Telephone Number 0151 924 3861 / 07860 639327

E-mail address simon@heyes.org

Please return this form as soon as possible to:

Sue Tyldesley
 Planning Department
 Balliol House
 Bootle
 L20 3NJ
 Fax: 0151-934-3587
 E-mail: planning.dcsouth@planning.sefton.gov.uk
 (for applications in the South area)

Or
 Phil Hardwicke
 9-11 Eastbank Street
 Southport
 PR8 1DL
 Fax: 0151-934-2213
 E-mail: planning.dcnorth@planning.sefton.gov.uk
 (for applications in the North area)

MG

APPENDIX

Planning & Economic Regeneration Department - Ref: S/2010/0420
 Objection Petition

Name & Address		
SEYMOUR HELES	21	MERRILOCKS RD.
JOE HELES	21	MERRILOCKS RD
JANIE HELES	21	MERRILOCKS RD
DAVE TURNER	23	MERRILOCKS RD
CLAYMS TURNER	23	MERRILOCKS RD
CHRIS HARMAN	27	MERRILOCKS ROAD
HILARY HARMAN	27	MERRILOCKS RD
NICHOLAS FINE	29	MERRILOCKS RD
DAVID EVANS	19	MERRILOCKS RD
KAREN EVANS	19	MERRILOCKS RD
ERIC DADD	60	WARREN RD
LISA CLAYSON	54	WARREN RD
Tony & Jane Knock	54	WARREN RD
NICKI CLAYSON	60	WARREN RD
NICKI HUGHES	17	MERRILOCKS RD
ALAN MEALY	70	WARREN RD
S. CLAYSON	70	WARREN RD
N. MCGONAGHE	12	WARREN RD
A. J. DUNN	18	WARREN RD
M. J. MITCHELL	68	WARREN RD
JW MITCHELL	68	WARREN RD
Mr J Fitzsimons	25	MERRILOCKS RD
Mrs F Fitzsimons	25	MERRILOCKS RD
MRS M DAVIDSON	31	MERRILOCKS RD
DAVID DAVIDSON	31	MERRILOCKS RD
JOHN SAKINIA	30A	MERRILOCKS RD
Middel Devine	64	WARREN RD
KAREN Devine	64	WARREN RD
DAVID DEVLIN	14	adelaide terrace
Mr F Raymond	44	Warren Rd
Mrs M Raymond	44	Warren Rd
J. MORRISON	52	MERRILOCKS RD