

**Planning Committee**  
26 July 2012

**Reference:**  
APP/12/00200

**Area Team:**  
South Team

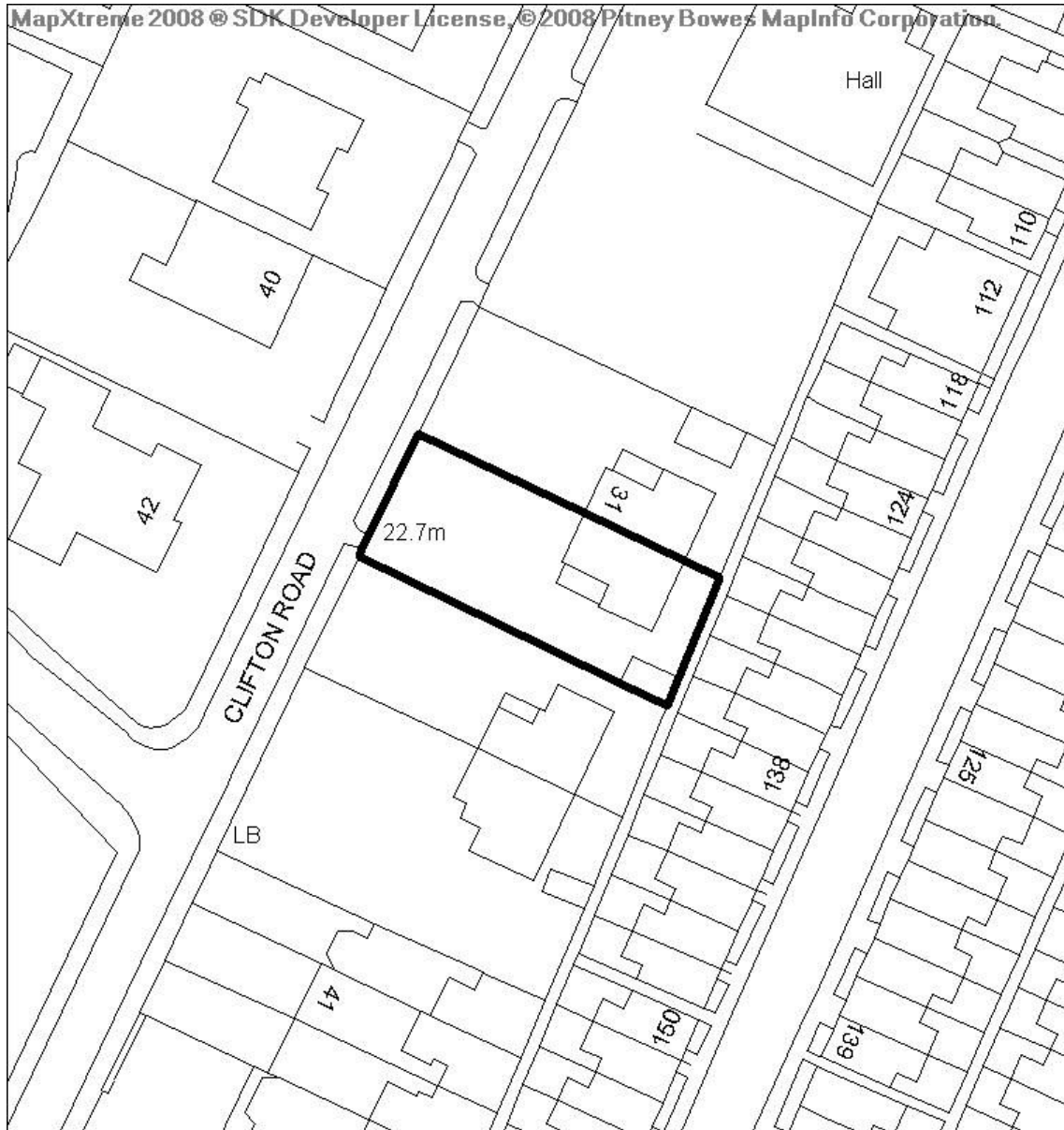
**Case Officer:**  
Mr N Williams

**Ward:**  
Birkenhead and  
Tranmere

**Location:** 33 CLIFTON ROAD, TRANMERE, CH41 2SF  
**Proposal:** Conversion of existing basement into a two-bedroom flat and widening of drive to improve vehicular access

**Applicant:** Harbour Housing  
**Agent :** SDA Architects & Surveyors

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

LBC/2012/00201 - Listed Building Consent for alterations in association with this application (undetermined)

**Summary Of Representations and Consultations Received:****REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 16 notifications were sent to adjoining properties. A site notice was also displayed. There were no comments received.

Merseyside Cycling Campaign object to the proposal because there is no internal covered cycle storage for future residents.

**CONSULTATIONS**

Director of Technical Services (Traffic Management Division) - No objection

Director of Law, HR & Asset Management (Environmental Health) - No objection

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE:**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The application is for the conversion of the existing basement into a two-bedroom flat, and widening of the drive to improve vehicular access.

**PRINCIPLE OF DEVELOPMENT**

The principle of the creation of a new residential unit within a Primarily Residential Area, along with minor alterations to a Listed Building, is considered acceptable subject to relevant policy.

**SITE AND SURROUNDINGS**

33 Clifton Road is a Grade II Listed Building, located within Clifton Park Conservation Area, and within a Primarily Residential Area.

**POLICY CONTEXT**

The proposal is subject to Wirral's Unitary Development Plan Policy HS4: Criteria for New Housing Development and Policy HS13: Self-Contained Flat Conversions, along with Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions.

The alterations to a Grade II Listed Building is also subject to Policy CH1: Development Affecting Listed Buildings and Structures. This policy states that development should be of a nature and scale appropriate to retaining the character and design of the building and its setting. The proposal is also subject to Policy CH2: Development Affecting Conservation Areas.

**APPEARANCE AND AMENITY ISSUES**

The creation of a new residential unit in this location is considered to be acceptable, given that it is a Primarily Residential Area and is not in an area subject to the Interim Planning Policy.

The rear windows do not require any excavation of the outside area in order to comply with guidelines which state that two-thirds of the window should be above garden level. There is a rear terrace level which, although lower than the main garden level, will allow sufficient light into the rear windows - windows for the main living area and a bedroom.

The window to the front, however, is set lower than the garden level with only a small light well to the front. The proposal will see part of the garden excavated for a larger light well. Whilst this is not normally considered acceptable, this proposal will not harm the appearance or character of the

building. In addition, the proposal does not explicitly depend upon this light well being created - the rear windows comply with the policy and the creation of a new residential unit is therefore considered to be acceptable. The creation of an additional room and increased light well is therefore considered to be acceptable in this instance. The proposal is therefore considered to comply with Policy HS4 and HS13 of Wirral's Unitary Development Plan, and SPD2.

The basement does contain some original features of significance: plank doors, a cast iron kitchen range and the stairs that extend up to the ground floor. These features are protected as part of the listing and must be retained as part of the development. It is not acceptable to dismantle the stairs that lead up the ground floor – although the plans show these are to be removed, it is envisaged that these will be retained through the application for Listed Building Consent (LBC/2012/00201).

The proposal will have minimal impact on the integrity of the Listed Building, with the finer details of the minor alterations being controlled by conditions. The proposal is therefore considered to comply with Policy CH1 of Wirral's Unitary Development Plan.

#### **SEPARATION DISTANCES**

All required separation distances are met.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The widening of the existing vehicular access is not considered to have any significant highway safety implications.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental/Sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal will not harm the character or integrity of the Listed Building, nor will it harm the amenity of neighbouring properties and as such, it is considered to comply with Policy HS4, HS13 and CH1 of Wirral's Unitary Development Plan.

#### **Summary of Decision:**

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal will not harm the character or integrity of the Listed Building, nor will it harm the amenity of neighbouring properties and as such, it is considered to comply with Policy HS4, HS13 and CH1 of Wirral's Unitary Development Plan.

**Recommended            Approve**  
**Decision:**

#### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 02/03/2012 and listed as follows:  
19\_2012\_01 (dated 13/02/2012) and 19\_2012\_02 (dated 13/02/2012)

**Reason:** For the avoidance of doubt and to define the permission.

3. No development shall take place before all new doors proposed, architraves and insulation materials, together with a Method Statement for ceiling sound attenuation and fire proofing has been submitted to and approved in writing by the local planning authority and shall be retained as such thereafter.

**Reason:** To safeguard the special architectural or historic interest, character, appearance and integrity of the listed building and to comply with Policies CH01 and CH1 of the adopted Wirral Unitary Development Plan.

4. No development shall take place before a specification for the proposed new steps and handrails to the rear terrace and extended front light-well have been submitted to and approved in writing by the local planning authority, and retained as such thereafter.

**Reason:** To safeguard the special architectural or historic interest, character, appearance and integrity of the listed building and to comply with Policies CH01 and CH1 of the adopted Wirral Unitary Development Plan.

5. Details of the treatment and method of restoration of the cast iron kitchen range shall be submitted in writing to the local planning authority prior to the commencement of development.

**Reason:** To safeguard the special architectural or historic interest, character, appearance and integrity of the listed building and to comply with Policies CH01 and CH1 of the adopted Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 13/04/2012 08:22:44

**Expiry Date:** 27/04/2012