

Planning Committee

07 July 2020

Reference:
APP/19/01712

Area Team:
**Development
Management Team**

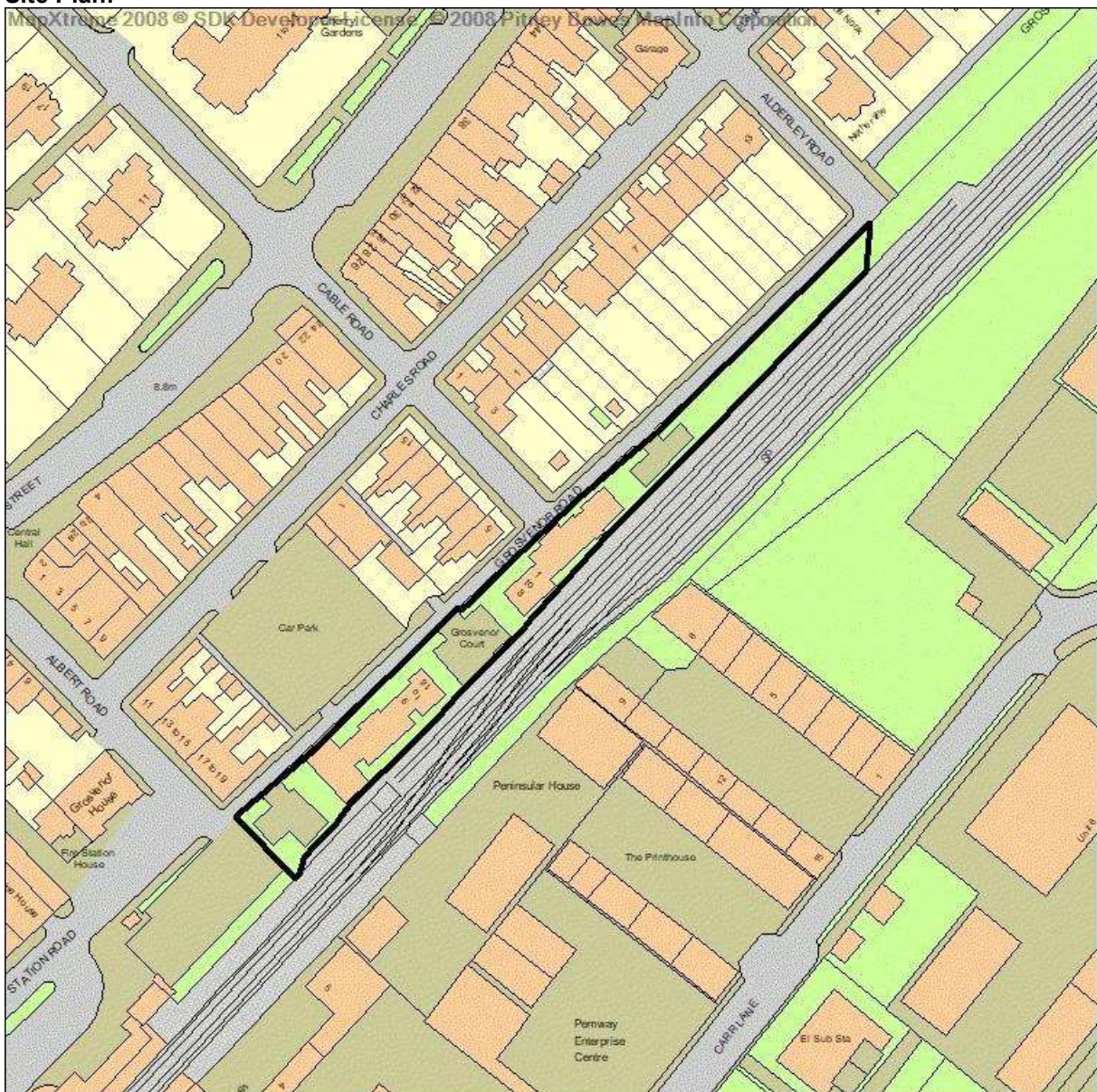
Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: Grosvenor Court, GROSVENOR ROAD, HOYLAK
Proposal: Additional floor level on top of the existing block B to create 3 No 2 Bed apartments across the same footprint of the existing block (amended proposal)
Applicant: G.B. Developments
Agent: Design Coordination Limited

Qualifying Petition: Yes, Number of Signatures: 70

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

- Location: Grosvenor Court, GROSVENOR ROAD, HOYLAKE
Application Type: Discharge of Conditions
Proposal: Discharge of conditions in relation to APP/17/00610
Application No: DIS/19/00449
Decision Date: 17/01/2020
Decision Type: Approve
- Location: Grosvenor Court, GROSVENOR ROAD, HOYLAKE
Application Type: Full Planning Permission
Proposal: Erection of five apartments by means of forming an additional floor level on an existing apartment block
Application No: APP/17/00610
Decision Date: 18/08/2017
Decision Type: Refuse
- Location: Grosvenor Court, GROSVENOR ROAD, HOYLAKE, CH47 2BJ
Application Type: Full Planning Permission
Proposal: Erection of 4no. two-bedroom apartments in 2no. 2-storey blocks
Application No: APP/14/00626
Decision Date: 22/09/2014
Decision Type: Refuse
- Location: 1 Grosvenor Court, GROSVENOR ROAD, HOYLAKE, CH47 2BJ
Application Type: Full Planning Permission
Proposal: Erection of 4 two-bedroom terraced houses on vacant part of site
Application No: APP/13/00936
Decision Date: 26/11/2013
Decision Type: Withdrawn
- Location: Land adj to the Railway Track, Grosvenor Road, Rear of Hoylake Railway Station, Hoylake, Wirral CH47 4AA
Application Type: Full Planning Permission
Proposal: Erection of 4 no. flats in one two storey block
Application No: APP/01/05682
Decision Date: 20/06/2001
Decision Type: Refuse
- Location: Land adj to the Railway Track, Grosvenor Road, Rear of Hoylake Railway Station, Hoylake, Wirral CH47 4AA
Application Type: Full Planning Permission
Proposal: Erection of 4 no. flats.
Application No: APP/01/05044
Decision Date: 05/03/2001
Decision Type: Withdrawn
- Location: Land (adj.) to the Railway Track, Grosvenor Road, rear of Hoylake Railway Station, Hoylake, Wirral, CH47 3B
Application Type: Full Planning Permission
Proposal: Erection of 18 flats in two storey blocks.
Application No: APP/99/06568
Decision Date: 10/12/1999
Decision Type: Approve
- Location: Former railway land south of, Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission

Proposal: Erection of a 20-unit motel and construction of an access road and car park.
Application No: OUT/85/05951
Decision Date: 31/07/1985
Decision Type: Approve

Appeal Details

Application No: APP/01/05682
Appeal Decision: Dismissed
Appeal Decision Date: 20/12/2001

Application No: APP/17/00610
Appeal Decision: Allowed
Appeal Decision Date: 16/01/2018

Summary of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

- 1.1 The application has been taken out of delegation by Councillor Gardner on the grounds that even though scaled back, this is still too imposing a building for the end of Cable Rd. It will dominate the street scene and be totally out of character.

2.0 SUMMARY OF REPRESENTATIONS

2.1 REPRESENTATIONS

In line with the Councils policy for publicity of planning applications, letters were sent to 24 neighbouring properties. A qualifying petition of objection and 48 individual objections have been received. The reasons for objection relate to the following matters: -

1. The proposal is overdevelopment which would look intrusive and out of place.
2. The proposal does not provide any additional parking which will exacerbate parking and traffic issues in the locality.
3. The additional storey will result in loss of privacy and overshadowing to neighbouring properties.

Neighbours were re-notified on amended proposals and a further 7 objections were received which re-iterate the previous concerns.

2.2 CONSULTATIONS

Hoylake Community Planning Forum - No comments received

Highways - No objection. The site will not have 100% parking but is well served by public transport and there is a public car park close by.

Tree Officer - No Objection. Several of the trees to be removed have previously had consent. TPO tree to be removed will help the overall health of the group of trees through thinning.

3.1 Reason for referral to Planning Committee

- 3.1.1 The application has received a qualifying petition of objection and has also been taken out of delegation by Councillor Gardner on the basis that this is still too imposing a building for the end of Cable Rd. It will dominate the street scene and be totally out of character.

3.2 Site and Surroundings

- 3.2.1 The application site consists of a two-storey purpose built flat development. Grosvenor Court consists of two storey buildings, one of 10 flats which has recently had a similar extension allowed on appeal and will contain 15 flats, and the one which is the subject of the current application which contains 8 flats. The surrounding area is primarily residential with other houses along Grosvenor Road adjacent to the application site. The Merseyrail Wirral Line

runs alongside the application site.

- 3.2.2 On street parking is generally unrestricted, although the narrow width of Grosvenor Road restricts this. There is a public car park on the opposite side of Grosvenor Road to the west of the application site.

- 3.2.3 5 Cable Road is the closest house to the development. This is a two storey end terraced property which is located to the north west of the application site. The side gable of this house faces the application site and has a window in the gable elevation which serves the roof space.

3.3 Proposed Development

- 3.3.1 The proposal is to add an additional storey onto the existing two storey building which forms the northernmost part of the Grosvenor Court development. The initial proposals were to increase the overall height of the building by approximately 2.7m and create an additional 4 flats. The proposals have since been amended to address the impact on 5 Cable Road and now is for three additional units with the removal of the south western unit which was immediately adjacent to the side of 5 Cable Road.

3.4 Development Plan

3.4.1 Wirral Unitary Development Plan

Policy HS13 of the Wirral Unitary Development Plan - Self Contained Flat Conversions, permits the conversion of existing buildings subject to ensuring the privacy of neighbours and occupants including the layout of car parking areas and windows to prevent overlooking. Main living rooms should have reasonable outlook and not be lit solely by roof lights. Access to rear yards/gardens must be provided.

3.4.2 Policy HS4 - Criteria for New Housing Development

This policy requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

- 3.4.3 Supplementary Planning Document 2 (SPD2) -Expands on HS13 and states that proposals should be of a scale relative to surrounding properties, all main habitable rooms should have a reasonable outlook, and one-third of the site should remain as amenity space, to be read alongside policy HS4.

- 3.4.4 Supplementary Planning Document 4 (SPD4) - sets out maximum parking standards of 1 space per self-contained flat. Cycle parking is a requirement.

3.4.5 Hoylake Neighbourhood Plan

Policy H1 of the Plan supports new residential development which does not have a significantly adverse effect upon the distinctive character of the local area or the living conditions of occupants of surrounding dwellings.

- 3.4.6 Policy H2 of the Hoylake Neighbourhood Plan states that proposals for residential development must ensure that where appropriate they address the housing needs of the wider community, by providing a mix of housing types, tenures and sizes, including affordable and specialist housing, based upon an up-to-date assessment of housing need.

3.5 Other Material Planning Considerations

3.5.1 National Planning Policy Framework

The NPPF supports sustainable housing development which encompasses good design and widens the choice of high-quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities are expected to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Planning policies and decisions should optimise the potential of sites to accommodate development.

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development
- Design;
- Highways and PROW;
- Ecology; and
- Amenity

3.7 Principle of Development:

3.7.1 The site is located within a primarily residential area and the Hoylake Neighbourhood Plan Area. Flat development can be permitted subject to Unitary Development Plan Policies, HS4 and HS13, Supplementary Planning Document Note 2 Policies H1 and H2 of the Hoylake Neighbourhood Plan and advice in the National Planning Policy Framework.

3.8 Design:

3.8.1 The proposal would add an extra floor to most of the apartment block. The additional floor follows the same footprint and design of the existing building with windows replicated on the extra storey. The proposed building will be 2.7m higher than the existing building but follows the same roof detail.

3.8.2 Policy HS4 of the Wirral Unitary Development Plan (UDP) requires the proposal to be of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development. Visually, the proposals are very similar to the recent extension to the adjacent building of Grosvenor Court. This was allowed on appeal and the Inspector concluded that given the varied scale of development nearby, together with the proposed design, the proposal would relate well to its surroundings. Visually, the proposed development would add to local variety and it would not be a discordant element in the street scene. In terms of design, the same considerations apply to the current application.

3.9 Highways:

3.9.1 The proposal does not include any additional off-street parking whilst increasing the number of flats by 3. Grosvenor Court was originally approved with 18 flats and 18 parking spaces. The development currently consists of 23 flats with 18 parking spaces. If the current proposal was approved, this would represent a 69% off street parking provision across the development. At the previous appeal for the adjacent building, the Inspector considered that the availability of on and off-street parking in the area together with public transport meant that the failure to provide no additional parking was not harmful. This view is shared by the Council's Highway Engineers who advise that the lack of additional parking for the 3 additional flats would be acceptable in this location.

3.10 Ecology:

3.10.1 The site is covered by a blanket Tree Preservation Order and the proposed development would result in the loss of 4 trees. Three of these trees are to be removed because they are already located close to the existing building and are creating structural problems, the fourth is to be removed in conjunction with part of a group of small sycamores to facilitate the provision of a larger bin store. The trees which are causing damage have previously had consent for removal and the removal of the sycamore will assist in the thinning out of a group which is already congested and will require a separate application for removal of a protected tree.

3.11 Amenity:

3.11.1 The proposed development would have the most impact on 5 Cable Road which is located to the north west of the site. This property is a two-storey end terrace which is similar in scale to the current Grosvenor Court building opposite it. At its closest, the existing building is 8m from the front corner of 5 Cable Road, at its furthest it is 10m away. The Councils interface distances between a main elevation and a gable end of an adjacent building are 14m for buildings of a similar height.

- 3.11.2 Due to the orientation of the buildings, the shadow from the application site currently falls across the rear garden of 5 Cable Road in the morning and past the corner of the front elevation in the afternoon. Any increase in height of the flats, such as the proposed increase of 2.7m will be likely to extend the impact of this shadow on both the front and rear of 5 Cable Road.
- 3.11.3 5 Cable Road has a window in the gable elevation, close to the apex of the eaves which serves the roof space. At the moment, the bedroom window in Grosvenor Court which faces this window in no. 5 is lower and as such does not overlook the window. The initial proposals increased the height of the building and brought an additional window into the Grosvenor Court elevation which would have resulted in overlooking and loss of privacy. The loss of amenity through overshadowing and loss of privacy would be contrary to Policy HS4 of the Wirral Unitary Development Plan. To address these concerns, the proposed second floor has been reduced so that the additional flat which was to sit alongside the rear garden and gable window of 5 Cable Road, has been removed. As such the increase in height occurs further forwards and will not impact on the amenity of 5 Cable Road through overlooking or overshadowing.
- 3.11.4 On this basis the proposed changes are considered acceptable

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

The proposals will result in an extension which will replicate the appearance of the existing building and will have a positive visual impact. The proposals do not conflict with UDP Policy HS13 and SPG 2 and will result in a sustainable well-designed development which accords with the NPPF.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18/2/2020 and 27/5/2020 and listed as follows:

1103-19-01-001 P2
1103-19-01-002 P2
1103-19-01-003 P2
1103-19-01-004 P1
1103-19-01-005 P2
1103-19-01-006 P1
1103-19-01-007 P1

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

3. Prior to the occupation of the development hereby approved, details of the proposed bin and cycle stores shown on drawing 1103-19-01-007 P1 shall be submitted to and agreed in writing with the Local Planning Authority. The approved stores shall be made available before any of the flats hereby approved are occupied and retained as such thereafter.

Reason: To ensure the provision of adequate refuse storage in accordance with Policy WM9 of the Joint Waste Local Plan.

4. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started, or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policy GR7 of the Wirral Unitary Development Plan.

5. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Further Notes for Committee:

Last Comments By: 21/06/2020

Expiry Date: 14/04/2020