
ITEM	APP/2007/6568	WARD Claughton
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Location: 65-67 Shrewsbury Road Oxton Wirral CH43 6TE

Proposal: Alterations to windows and internal layout to scheme approved on planning application APP/05/7440.
Conversion into 12 apartments

Applicant: Mr David Willman TTL Developments 225 Long Lane Aughton Ormskirk L39 5BU	Agent: Mr Trevor Irvin The Kirklands West Kirby Wirral Merseyside, CH48 7HW
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Development Plan allocation and policies: HS4 - Criteria for New Housing Development
HS13 - Criteria for self contained flat conversions
SPD2 - Designing for self contained flats

Planning History: 20057440 Conversion of 13 bed sits and 1 house into 12 flats with alterations approved conditionally.

Representations and consultations received: Representations:
A site notice was displayed on the front boundary. A total of 38 letters of notification have been sent to properties in the area. At the time of writing this report no objections have been received.

One neighbour telephoned to raise concerns with regards to the rear boundary and the removal of the boundary treatment; the previous application has conditioned that details of boundary treatments must be submitted prior to commencement of development, the removal of shrubbery and trees to the western boundary has increased overlooking from the existing building to the rear of the properties on Kingsmead Grove, due to this the conditions will be sustained so that privacy is protected.

Consultations:

Director of Regeneration - Housing & Environmental Protection Division: No objection
Director of Technical Services - Traffic Management Division: No traffic management implications

Directors comments: PROPOSAL
The proposal is for amendments to a previously approved scheme to convert the existing building into 12 apartments. The amendments to the previously approved application are to the window alignment and internal layout.

The windows in the rear elevation have been amended so that the windows line up with one another and create a more fluid rear elevation. The building itself will not change shape and the alterations are internal to create 12 separate units rather than 13 bed sits, the proposal shows that all habitable rooms are allocated one full original window and are not serviced by roof lights alone.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in terms of SPD2 and HS4, the proposal reduces the number of units and is for design amendments to a previously approved application.

SITE AND SURROUNDINGS

The site is a pair of Victorian semi-detached houses located in a primarily residential area. No. 65 is currently in single occupancy and the adjoining semi-detached (no. 67) has previously been divided into 13 bed sits. Both properties are set back from Shrewsbury Road by around 13 metres and are around 1 metre - 2 metres higher than the road. A 1.5 metre high stone boundary wall runs the full length of the frontage of the site and the existing vegetation growing above the wall goes some way to soften the presence of the properties in the street scene.

To the front of no. 65 there is a grassed front garden and driveway large enough to accommodate three cars. To the front of no. 67 the area is largely hard surfaced to provide for an informal car park. There is planting border defining the party boundary to the front of the site.

It is proposed that the rear garden be landscaped. The plans show it largely being grassed with some trees being removed. Most of the trees along the rear boundary being retained. A scheme for landscaping has been requested as a condition.

POLICY CONTEXT

In terms of SPD2 the proposal is acceptable and provides a separate access for each unit, parking provision to the front and the main entrance also the front elevation, the amenity space is to be positioned to the rear there are no details of the boundary treatments to the west elevation, there are residential dwellings to this elevation that will be overlooked due to the removal of existing planting and trees. The proposal meets the requirements of Policy HS4.

APPEARANCE AND AMENITY ISSUES

The quality of the building will remain, the appearance and impact onto the street scene will not cause harm as the building footprint is to remain.

Concern has been identified to the rear of the properties on Kingsmead Grove, the removal of existing hedging and the poor quality of the existing fence mean that the gardens and rear elevations of the dwellings to the rear will be overlooked to a greater deal than the current position, due to this a landscaping scheme and details of boundary treatment must be submitted and considered so as to protect the amenities of the occupiers of the neighbouring dwellings.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

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 is acceptable and retains the outlook and appearance of the existing buildings, the amendments to the window alignment mean that the rear elevation has more fluidity and improve the appearance of the existing rear elevation. The proposal for 12 apartments reduces the number of residential units and will not cause harm to the surrounding area.

Summary of Decision: The proposal is acceptable in terms of the criteria set out in Policy HS4 and Policy HS13 of the adopted Wirral UDP and SD2.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 materials to match existing (C59A)
- 3 Replacement of diseased planting for a period of 5 years from completion. (C71G)
- 4 Notwithstanding the details contained in the approved plans, no development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural features
- 5 The materials to be used in the in filling of the existing stone boundary wall adjacent to Shrewsbury Road shall match the materials and height of the existing stone wall and shall be retained as such thereafter unless any variation is given in writing by the Local Planning Authority.
- 6 Before any development is commenced full details of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The approved

scheme shall then be implemented prior to the occupation of the premises hereby approved and shall be retained as such thereafter.

- 7 Landscaping works to be carried out in accordance with the approved details as set out in Condition 4. (C71J)

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy HS11 of the UDP (CR65)
- 3 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 4 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 5 To ensure that the extension reflects the appearance of the original building in the interests of visual amenity. this condition is imposed having regard to policy HS13 Self Contained Flat Conversions contained in the adopted Wirral Unitary Development Plan 2000.
- 6 In the interests of the amenities of the occupants of the adjoining residential properties and having regard to xxxx of the Wirral Unitary Development Plan.
- 7 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)

Last Comments By: 20 September 2007

56 Day Expires On: 14 November 2007

Case Officer: Miss A McDougall