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ITEM APP/2007/6559 WARD New Brighton

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**Location:** Salisbury Centre Family Centre and Day Care 7 Salisbury Road New Brighton Wirral CH45 9JJ

**Proposal:** Change of use to six flats and erection of a two storey rear extension (amendment to 07/6157)

**Applicant:** G M Properties  
Unit 1  
Centuria Business Park  
Georgia Avenue  
Bromborough  
Wirral

**Agent:** Martin Fletcher Architects  
4a Lucerne Street  
Aigburth  
Liverpool  
L17 8XT

**Development Plan allocation and policies:** Wirral Unitary Development Plan  
PPS1 -Delivering Sustainable Development  
PPG3 - Housing (March 2000)  
Regional Spatial Strategy for the North West 2004  
Policy DP1  
Policy HS4  
Policy HS13  
SPD2 - Designing for self contained flat development and conversions.

**Planning History:** 20076157  
Change of use to 6 flats and erection of a two storey rear extension.  
Withdrawn  
11.07.07.

**Representations and consultations received:** REPRESENTATIONS:  
A total of 30 letters of notification have been sent to properties in the area. At the time of writing this report a qualifying petition listing 40 names was received objecting to the proposal.

CONSULTATIONS:

Director of Regeneration - Housing & Environmental Protection Division has no objection to the proposal.

Director of Technical Services - Traffic Management Division comments that there is likely to be some increase in on street parking and the proposed parking is substandard with regards to manoeuvrability of a vehicle.

**Directors comments:** PROPOSAL  
The application seeks approval for the conversion of a modest sized redbrick Victorian property into 6 self contained flats and a 2 storey rear extension is proposed at the rear.

PRINCIPLE OF DEVELOPMENT

The site is situated within a Primarily Residential Area. Therefore development is acceptable in principle subject to the provisions of Policy HS4, HS13 and SPD2. The proposed development is within the area where additional housing is allowed under the interim housing policy.

SITE AND SURROUNDINGS

The building in question is a detached Victorian property located in a central location on the eastern side of Salisbury Road. The building was previously used as a Family Centre area. The properties in the vicinity whilst are slightly different in size and design they share similar architectural features. The houses are characteristic of substantial family dwellings constructed in the last years of the nineteenth century (or early years of the C20th) and it is considered that the building sits well within this residential townscape of New Brighton.

POLICY CONTEXT

In terms of national planning guidance and RPG13, the securing of efficient use of brownfield land in urban areas, an objective the council fully supports should be achieved without causing unacceptable harm to the appearance and character of those areas. PPG13 (Transport) paragraph 16 states in order to promote sustainable development principles set out under PPS3 (Housing); development proposals should "avoid the inefficient use of land", generally encouraging housing development between 30 and 50 dwellings per hectare net. However, the greater intensification of sites in town centre areas is encouraged when linked to nearby quality public transport links.

The proposed development of 6 apartments equates to a density ratio of 122 dwellings per hectare. Whilst this could be regarded as a dense development, there are good quality services nearby and excellent public transport provision exist within easy walking distance of the site. The higher density can be therefore justified as acceptable here.

Unitary Development Plan policies HS4 and HS13 and associated SPD2 indicate that proposals for new residential development are acceptable in principle in Primarily Residential Areas where the circumstances of the site allow it and the proposal complies with the detailed criteria of these policies. The site is also identified by the Interim Housing Policy as being appropriate for new residential development.

#### HEALTH ISSUES

There are no health implications relating to this application.

#### APPEARANCE AND AMENITY ISSUES

The application follows a recent withdrawn application. There were certain aspects of the previous scheme that were unacceptable which would have led to a refusal. This revised scheme is an attempt to address the previous issues which related to overlooking, parking and general landscaping.

It is considered that the revised scheme adequately addresses the issue of overlooking, the elevation facing in a northerly direction has been revised so the problem windows can now be obscurely glazed with non-opening windows.

Furthermore, it was considered that the original scheme did not provide enough amenity space for future residents and the harsh hard surface at the front would not have been in the best interest of the streetscene. It was advised therefore that some parking should be omitted and replaced with an area of soft landscaping. The loss of parking can be justified as there are good bus routes on Rowson Street and there is a train station within easy walking distance. 4 parking spaces would remain.

Whilst the petition of objection has been considered, the Local Planning Authority welcomes proposals that would safeguard this property and a conversion is considered to be an appropriate method of achieving this. The building plays an important role in making up the character of this area.

The councils standard interface distances have been met so there would be no adverse overlooking to the rear as a result of the new windows and the 2 storey rear extension. As the property is detached and the rear projection is also acceptable, there would be no adverse impact on the amenities of the properties on either side.

#### HIGHWAY IMPLICATIONS

Director of Technical Services - Traffic Management Division has been consulted and no objections have been raised. It is considered that the additional traffic flow generated by this proposal would not be of a level that would warrant the refusal of this application.

#### ENVIRONMENTAL AND SUSTAINABILITY ISSUES

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

#### CONCLUSION

The proposed development consisting of 6 apartments on this site represents a

suitable form of development. The council has resisted in the past applications that would be prejudicial to residential amenity. The conversion is believed to be a suitable option to revive this building. It is considered that the proposal is of such a scale that relates well to the surrounding properties in terms of scale and density and is complementary to the local environment.

**Summary of Decision:** The proposal is for a residential development within a primarily residential area. It is considered that the proposal would contribute to regeneration of the area and would meet the requirements of HS4, HS13 of the Wirral Unitary Development Plan and SPD2.

**Recommendation:** **Approve**

**Condition(s):**

- 1 Full planning permission: standard commencement date. (C03A)
- 2 samples of the materials to be submitted and approved prior to commencement (C59B)
- 3 Cycle parking scheme to be submitted and completed prior to occupation (C61L)
- 4 Detailed landscaping scheme to be agreed prior to commencement (C71A)
- 5 Replacement of diseased planting for a period of 5 years from completion. (C71G)
- 6 Landscaping works to be carried out in accordance with the approved details as set out in Condition 4. (C71J)
- 7 Development according to plans received on 17th August 2007. (C24C)

**Reason for conditions**

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy EM6 or HS4 of the UDP (CR66)
- 3 To promote more sustainable forms of transport. Policy TR12 of the UDP (CR69)
- 4 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 5 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 6 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 7 For the avoidance of doubt. (CR33)

**Last Comments By:** **06 September 2007**

**56 Day Expires On:** **24 September 2007**

**Case Officer:** **Mr G McGowan**