



## Planning Committee

<b>Date:</b>	<b>Thursday, 19 April 2018</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

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**1. MINUTES (Pages 1 - 10)**

To approve the accuracy of the minutes of the meeting held on 22 March 2018.

**2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

**3. REQUESTS FOR SITE VISITS**

Members are asked to request all site visits before any application is considered.

**4. APP/16/01088: LAND AT CONWAY STREET, BIRKENHEAD, CH61 6EN - A MIXED USE COMMUNITY/ COMMERCIAL/ SHOP/ FINANCIAL SERVICE AND PUBLIC SPACE TO THE GROUND FLOOR, WITH 132 ONE AND TWO BED APARTMENTS TO UPPER STOREYS WITH PRIVATE GARDEN TERRACES. (FURTHER INFORMATION PROVIDED) (Pages 11 - 22)**

**5. APP/18/00139: MELVERLEY, 147 CALDY ROAD, CALDY, CH48 1LP - DEMOLITION OF EXISTING TIMBER AND BRICK GREENHOUSE TO REAR OF THE PROPERTY AND ERECTION OF TWO-STOREY SIDE AND REAR EXTENSIONS, SINGLE-STOREY EXTENSION TO REAR HOUSING A SWIMMING POOL AND 3 CAR GARAGE WITH BEDROOM OVER LINKED TO MAIN HOUSE WITH GLAZED LINK (Pages 23 - 28)**

6. **APP/17/01514: 277 TELEGRAPH ROAD, HESWALL, CH60 6RN - DEMOLITION OF EXISTING DETACHED HOUSE TO BE REPLACED WITH NEW BUILD APARTMENT BLOCK CONTAINING 5 APARTMENTS WITH PROVISION FOR RESIDENT PARKING AND BIKE STORAGE. NEW ACCESS POINT FROM TELEGRAPH ROAD TO IMPROVE ACCESS TO AND FROM THE SITE. (Pages 29 - 36)**
7. **APP/17/01555: 34 - 38 CONWAY STREET, BIRKENHEAD, CH41 6JD - CHANGE OF USE FROM CLUB INTO A LAP DANCING CLUB/BAR (RETROSPECTIVE) (Pages 37 - 40)**
8. **PLANNING APPEALS DECIDED BETWEEN 01/01/2018 AND 31/03/2018 (Pages 41 - 46)**
9. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 12/03/2018 AND 09/04/2018 (Pages 47 - 70)**

## PLANNING COMMITTEE

Thursday, 22 March 2018

<u>Present:</u>	Councillor	A Leech (Chair)	
	Councillors	S Foulkes E Boulton P Cleary D Elderton P Hackett K Hodson	T Johnson S Kelly I Lewis D Realey J Walsh I Williams

### 147 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 15 February 2018.

**Resolved – That the minutes be approved.**

### 148 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members were asked to declare any disclosable pecuniary and non-pecuniary interest in connection with any items on the agenda and state the nature of the interest.

Councillor S Foulkes declared a pecuniary interest in Agenda Item 8 by virtue of being a Board Director for Magenta Living, the Company sold the building to the private developer.

### 149 REQUESTS FOR SITE VISITS

No Site Visits were requested.

### 150 ORDER OF BUSINESS

The Chair sought and received approval from the Committee to alter the order of the consideration of the agenda.

### 151 OUT/15/00249: LAND AT 26 CORNELIUS DRIVE, IRBY, CH61 9PR: DEMOLITION OF EXISTING BUNGALOW, FORMATION OF VEHICULAR ACCESS ONTO LAND, ERECTION OF TEN DWELLINGS

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The agent for the applicant addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion of approval moved by Councillor S Foulkes and seconded by Councillor D Realey it was lost (5:8)

On a motion for refusal moved by Councillor S Kelly and seconded by Councillor I Lewis it was:

**Resolved- (8:5) That the following application be refused on the following grounds:**

**The proposal would result in a form of development having a cramped and overdeveloped appearance, which the Local Planning Authority considers would be detrimental to the general character of the area.**

152 **APP/17/01217: LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL: ALTERATION OF THE EXISTING BUILDING TO CREATE A ROOF AND A SIDE EXTENSION. CONVERSION OF THE EXISTING BUILDING TO CREATE 200 STUDENT UNITS WITH ASSOCIATED FACILITIES, INCLUDING EXTERNAL LANDSCAPING AND RECREATIONAL AREA AND INTERNAL COMMUNAL AREAS.(SUI GENERIS)**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor D Realey and seconded by Councillor S Foulkes it was:

**Resolved (13:0) That the application be approved subject to the following conditions.**

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

**2. The units of student accommodation hereby permitted shall not be occupied until, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**

**3. The units of student accommodation hereby permitted shall not be occupied until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

**4. The units of student accommodation hereby permitted shall not be occupied until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to**

the first use of the development hereby permitted and shall be retained for use at all times thereafter.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th December 2017 and listed as follows: Location Plan (dwg. number 01); Existing Block Plan (dwg. number 02); Proposed Block Plan (dwg. number 03); Existing Basement Plan (dwg. number 04); Existing Ground Floor Plan (dwg. number 05); Existing First Floor Plan (dwg. number 06); Existing Second Floor Plan (dwg. number 07); Existing Roof Plan (dwg. number 08); Existing External Elevations (dwg. number 09); Existing Courtyard Elevations (dwg. number 10); Proposed Basement Plan (dwg. number 11); Proposed Ground Floor Plan (dwg. number 12)

6. The development shall not be occupied until details of the acoustic fence to be provided between the application site and those properties on Brunswick Mews has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full and retained in perpetuity

7. The units of student accommodation hereby permitted shall not be occupied until details of a tenant management plan has been submitted to and agreed in writing by the LPA. The approved plan shall be implemented in full.

8.1 The units of student accommodation hereby permitted shall not be occupied until an assessment is carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority.

8.2 If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The end use of this site is considered residential for the purpose of land contamination risk assessment and management.

8.3 The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

8.4 If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

9. The units of student accommodation hereby permitted shall not be occupied until acoustic details of the mechanical ventilation equipment including installation shall be submitted to and approved by the Local Planning Authority. The equipment shall be operated and maintained in accordance with the approved scheme for the duration of the use hereby permitted.

10. The units of student accommodation hereby permitted shall not be occupied until details of a building management scheme have been submitted to and agreed in writing with the LPA. The agreed scheme shall include arrangements for the permanent presence of a manager and formal procedures for engaging with local

residents in the event of disputes relating to the operation of the use. This should include, but not limited to :-

details of how the management team will liaise with local residents generally should provide a telephone helpdesk, available 24 hours per day, 365 days per year, to all members of the local community as well as the residents to deal with all issues relating to the day to day management and reporting and possible general Anti-Social Behaviour (e.g. noise, general disturbance).

Time limit on the use of the proposed outdoor space to protect the residential amenities of adjacent residential occupiers

Compliance with the actions detailed on the submitted manufacturers specification for the noise measuring equipment

Details of the management strategy for dealing with any possible issues of anti-social behaviour.

The scheme shall be fully implemented upon the first occupation of any of the units of student accommodation hereby permitted and continued for the full duration of the use.

11. All windows fitted to the units of student accommodation hereby permitted shall only open to a maximum of 100mm and shall continue for the full duration of use.

12. The units of student accommodation hereby permitted shall not be occupied until arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

13. The units of student accommodation hereby permitted shall not be occupied until a full landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

14. The units of student accommodation hereby permitted shall not be occupied until a full scheme of works for the reinstatement to standard footway levels of any existing vehicle accesses from the highway that are rendered obsolete by the development shall be submitted and approved in writing by the LPA. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

15. The development hereby permitted by this planning permission shall be carried out in accordance with the principles and details specified in the following approved submissions, including limiting discharge rate and storage volumes:

Flood Risk Assessment – Works at the proposed Hamilton Hub (*Revision B – January 2018 & Response to LLFA January 2018 in 99-Revised Submission Jan 2018*).

12C Pro Ground.pdf Proposed Ground Floor Plan Drawing Number 12C

**99-003 Layout Drawing Rev B – Proposed layout Rev B Feb 2018  
99 – 010 Extreme Event Flooding 1:1000**

**16. Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and a confirmed Management and Maintenance Plan.**

**17. If the approved sustainable drainage system is not adopted by a public body or statutory undertaker then, prior to the first occupation, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include:**

- **The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.**
- **A schedule for on-going inspections relating to performance and condition.**
- **Details for planned maintenance and a mechanism for remedial and urgent repair works.**

**18. No live music, amplified music or live entertainment shall take place within or outside the premises.**

**153 APP/17/01388: 42 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ: REAR GROUND FLOOR EXTENSION (RETROSPECTIVE).**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor S Foulkes and seconded by Councillor D Realey it was:

**Resolved (12:1) That the application be approved subject to the following conditions.**

**1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21/11/17 and listed as follows: Drawing No. 02.**

**154 APP/17/01489: 4 MILL LANE, GREASBY, CH49 3NU: DEMOLITION OF EXISTING SINGLE AND TWO STOREY REAR OUTRIGGERS, AND CONSTRUCTION OF 2 STOREY REAR OUTRIGGER. ALTERATION TO FRONT AREA OF PROPERTY AND FORMATION OF DROPPED KERB AND PAVEMENT CROSSING TO PROVIDE OFF STREET PARKING WITHIN SITE BOUNDARY.**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion for refusal moved by Councillor I Lewis and seconded by Councillor K Hodson it was lost.(6:7)

On a motion moved by Councillor D Realey and seconded by Councillor S Foulkes it was:

**Resolved (7:6) That the following application be approved subject to the following conditions.**

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the amended plan received by the local planning authority on 29 January 2018 and listed as follows: Job No.1732, Drawing No.03, Rev.B.**
- 3. All new first floor windows in the north-east facing elevation shall be non-opening and obscurely glazed up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.**

155 **APP/17/01493: 1 CHARTER HOUSE, CHURCH STREET, EGREMONT, CH44 8AS:PROPOSED EXTERNAL FLOODLIGHT FITTINGS TO EXISTING RESIDENTIAL BLOCK OF FLATS(AMENDED).**

The Managing Director for Delivery submitted the above application for consideration.

Councillor S Foulkes left the room for this item.

On a motion moved by Councillor S Kelly and seconded by Councillor D Realey it was:

**Resolved (12:0) That the application be refused on the following grounds.**

**1.The proposal would result in an unneighbourly form of development in that it would lead to light nuisance which the Local Planning Authority considers would be detrimental to the amenities which the occupiers of surrounding properties could reasonably expect to enjoy.**

156 **APP/17/01514: 277 TELEGRAPH ROAD, HESWALL, CH60 6RN: DEMOLITION OF EXISTING DETACHED HOUSE TO BE REPLACED WITH NEW BUILD APARTMENT BLOCK CONTAINING 5 APARTMENTS WITH PROVISION FOR RESIDENT PARKING AND BIKE STORAGE. NEW ACCESS POINT FROM TELEGRAPH ROAD TO IMPROVE ACCESS TO AND FROM THE SITE.**

This Item was withdrawn from the Agenda.



157 **APP/17/01363: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NE: ALTERATIONS TO REDUCE SIZE OF EXISTING NEWLY CONSTRUCTED BARN FOLLOWING PLANNING APPEAL**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion for refusal moved by Councillor I Lewis and seconded by Councillor K Hodson it was:

**Resolved: (12:0 1 abstention) that the application be refused on the following grounds:**

**1. The proposed building is disproportionately large in comparison to the original building which it replaces and constitutes inappropriate development. This results in an obtrusive structure which is out of character with the surrounding area and rural nature of the site and has an adverse impact on the openness of the Green Belt. The proposals are therefore contrary to the National Planning Policy Framework paragraph 89 and Policy GB2 of the Wirral Unitary Development plan.**

158 **APP/18/00018: 13 PRENTON WAY, PRENTON, CH43 3DU: CHANGE OF USE TO DOG HOTEL AND DAY CARE**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor D Elderton and seconded by Councillor D Realey it was:

**Resolved (13:0) That the application be approved subject to the following conditions.**

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

**2. The development hereby permitted shall be carried out in accordance with the approved documents received by the local planning authority on 15th January 2018.**

**3. When the hereby permitted use ceases, the use of the premises shall revert back to its original use for B1, B2 and/or B8 purposes.**

**4. The use hereby permitted shall be discontinued and the land restored to its former condition on or before ten years of the approval date in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.**

159 **ADV/18/00024: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA: 1 - HERITAGE STYLE TIMBER PROJECTING SIGN WITH EXTERNAL ILLUMINATION 2 - HERITAGE STYLE TIMBER FASCIA WITH EXTERNAL ILLUMINATION 3 - POST SIGN TO REPLACE EXISTING 4 - WINDOW VINYL**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor S Foulkes and seconded by Councillor P Hackett it was:

**Resolved (12:1) That the application be approved subject to the following conditions.**

**1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 04/01/18 and 14/03/18 and listed as follows:**

**Drawing No.**

**216113.LOC (received on 04/01/18)**

**216113/EX (received on 04/01/18)**

**216113.PRO (received on 04/01/18)**

**216113/3.2 (received on 14/03/18)**

**2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.**

**3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

**4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.**

**5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

**6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

**7. This consent shall expire after a period of 5 years from the date of this permission.**

160 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/02/2018 AND 12/03/2018**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 06/02/2018 and 12/03/2018.

**Resolved -That the report be noted.**

161 **JUDICIAL REVIEW UPDATE**

A verbal update was given by the Solicitor regarding the Judicial Review proceedings relating to Thornton Manor- The Committee were informed that Judgement is to be handed down shortly and members will be notified.

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## Planning Committee

19 April 2018

**Reference:**  
**APP/16/01088**

**Area Team:**  
**South Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Birkenhead and  
Tranmere**

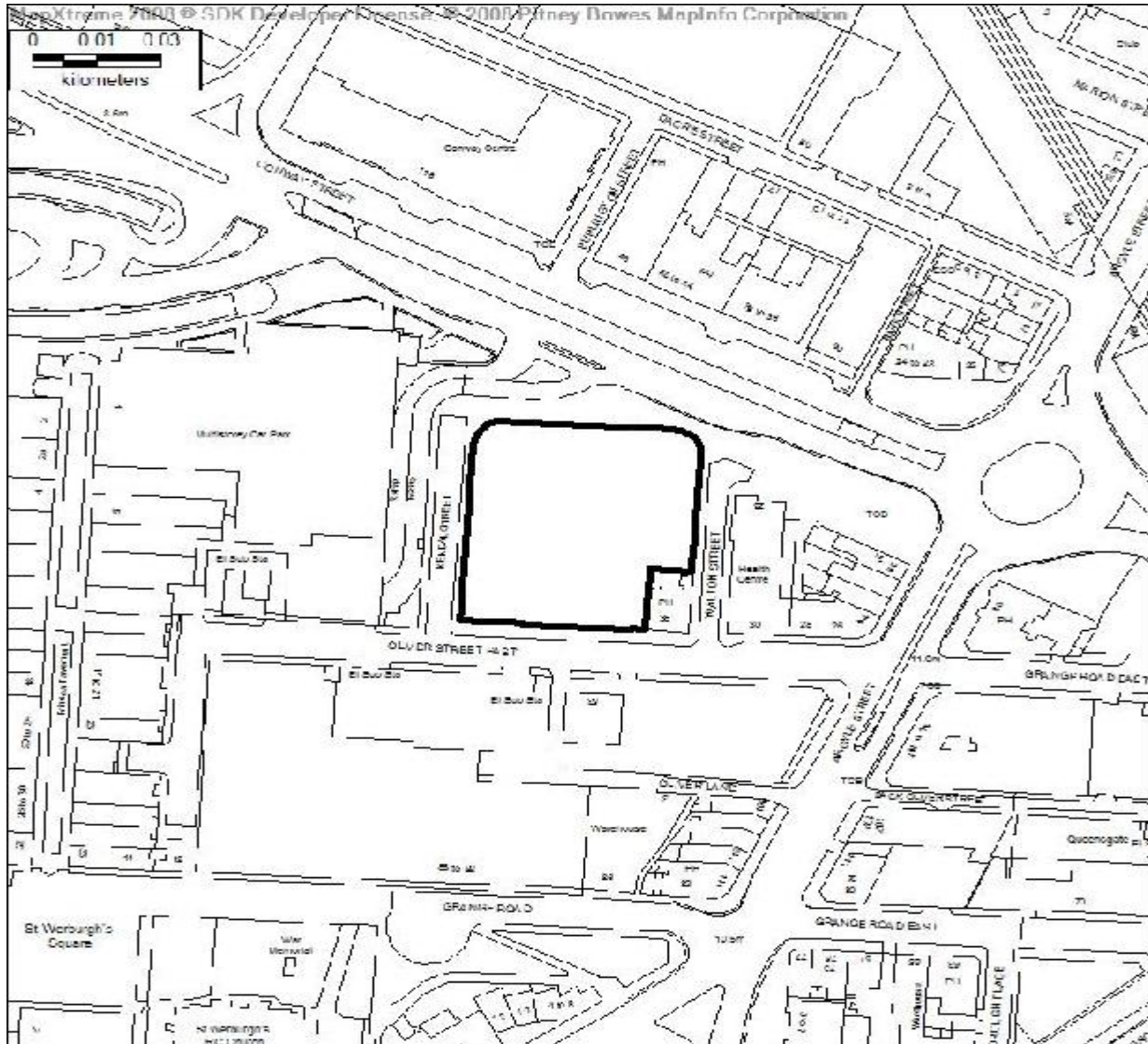
**Location:**  
**Proposal:**

LAND AT CONWAY STREET, BIRKENHEAD, CH61 6EN  
A mixed use community/ commercial/ shop/ financial service and public space to the ground floor, with 132 one and two bed apartments to upper storeys with private garden terraces. (Further information provided)

**Applicant:**  
**Agent :**

Marcus Machine and Tools Limited  
Knights Professional Services Limited

### Site Plan:



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**Development Plan designation:**

Key Town Centre

**Planning History:**

- Location: Top Rank Club, Claughton Road, Birkenhead. L41 6EN  
Application Type: Outline Planning Permission  
Proposal: Redevelopment of existing site to provide new approx. 2,000 seat bingo club within class D2 of the Town and Country Planning (Use Classes) Order 1987 with ancillary car parking, (outline).  
Application No: OUT/95/06540  
Decision Date: 15/12/1995  
Decision Type: Approve
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN  
Application Type: Full Planning Permission  
Proposal: Formation of temporary car park, with a maximum of 65 parking spaces, for 24 months.  
Application No: APP/05/06981  
Decision Date: 08/12/2005  
Decision Type: Approve
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN  
Application Type: Full Planning Permission  
Proposal: Erection of 6 storey (including basement) multi-storey car park with A1 retail unit at basement and ground floor  
Application No: APP/05/07849  
Decision Date: 31/08/2006  
Decision Type: Approve
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey building for Use Classes A1 (retail), A2 (financial and professional services), A3 (food and drink) and D2 (assembly and leisure)  
Application No: APP/01/05977  
Decision Date: 17/08/2001  
Decision Type: Approve
- Location: Birkenhead Top Rank Club, Claughton Road, Birkenhead. L41 6EN  
Application Type: Full Planning Permission  
Proposal: Redevelopment of existing site to provide new Bingo Club and Casino (within Class D2) with ancillary car parking.  
Application No: APP/96/05801  
Decision Date: 25/07/1996  
Decision Type: Withdrawn due to fee
- Location: Land bounded by Walton Street, Kendal Street and , Oliver Street East, Birkenhead, Wirral, CH41  
Application Type: Full Planning Permission  
Proposal: Change of use to open air car park  
Application No: APP/00/05742  
Decision Date: 14/06/2000  
Decision Type: Withdrawn

Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41  
6EN  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey building for Use Classes A1 (retail), A2 (financial  
and professional services), A3 (food and drink) and D2 (assembly and  
leisure)  
Application No: APP/01/05091  
Decision Date: 22/05/2001  
Decision Type: Withdrawn

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

#### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 61 notifications were sent to adjoining properties. A site notice was also displayed.

At the time of writing this report one objection has been received from a neighbouring property who has raised concerns over the introduction of apartments within close proximity to nightclubs opposite and from the Hamilton Square Conservation Area Advisory Committee. They support the principle increase in residential provision in the area but object to the following:

1. The design is more Brutalism than Art deco due to its design, bulk and massing
2. The design does not reflect or echo the Grade II Listed Conway Centre and as such fails to give special regard to preserving the setting.
3. The bulk and massing must be reduced in light of the setting/listed building.
4. The heritage assessment provided by the applicant does not fully assess the heritage impact of the height and bulk of the building.
5. A smaller scale scheme would enable the development to be more commercially viable and as such affordable housing could be provided.
6. Refuse disposal, storage and collection arrangements are inadequate.
7. There is limited access in terms of lifts to upper floors, insufficient balconies and inadequate emergency egress.

A further letter of support has been received from a neighbouring property but with comments about the buildings impact upon the listed buildings near by and Hamilton Square Conservation area as well as competition between the proposed Library and Birkenhead Central Library as well as the potential for short term 'party night' lets.

#### **CONSULTATIONS:**

Engineers - No Objections

Environmental Health - No Objections

Lead Local Flood Authority - No Objection

Merseyside Fire and Rescue - Non planning related comments

#### **DIRECTORS COMMENTS:**

#### **REASON FOR REFERRAL**

As the proposed application is for a major mixed used development incorporating 132 apartments the application must be heard at planning committee under the terms of the current scheme of delegation.

#### **INTRODUCTION**

The application is for the erection of a mixed use community/commercial/shop/financial service and public space at ground floor with 132 on and two bedroom apartments to the upper floors with private garden terraces.

### **SITE AND SURROUNDINGS**

The site for the proposed development, which once contained the former Grand Ritz Cinema and latterly the Rank Bingo Hall, has been vacant since 2001 when the building was demolished and is currently in use as a car park.

The site lies on the eastern fringe of Birkenhead Town centre. The site has frontages onto 4 roads, Conway street to the north, Oliver street East to the south, Kendal Street to the west and Walton Street to the east.

The site is designated within the Wirral UDP as Key Town centre and is surrounded by a number of commercial uses including nightclubs and bars to the north of the site, on the opposite side of Conway Street, the rear of the Debenhams Department store, incorporating delivery access and car parks, the Fireman's Arms public house on the corner of Watson Street and Oliver street East and a multi storey car park to the west.

The site lies within close proximity of the southern point of the Hamilton Square Conservation area and is over the road from the grade II Listed Conway Centre.

### **POLICY CONTEXT**

The site lies within the Key Town Centre of Birkenhead and as such Wirral Unitary Development Plan (UDP) Policy SH1: Criteria for Development in Key Town Centres is applicable.

The proposed development also includes the erection of 132 self-contained residential apartments. Whilst not directly applicable UDP Policy SH3 emphasises the importance of retaining ground floor units in the key town centres for business opportunity. UDP Policy HS4: Criteria for New Housing Development and Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions are considered relevant for assessing the design and standard of accommodation that is proposed.

The site lies within close proximity to a grade II listed building - The Conway Centre and the Hamilton Square Conservation area as such UDP Policy CH1: Development Affecting Listed Buildings and Structures, UDP Policy CH2: Development Affecting Conservation Areas and UDP CH5: Hamilton Square Conservation Area of the Wirral UDP are applicable.

One of the core principles in the National Planning Policy Framework (NPPF) is that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Good design is identified as a key aspect of sustainable development and permission should be refused for development of poor design that fails to take opportunities for improving the character of the area and the way it functions (NPPF paragraphs 56 & 64 refer). Policies are also expected to recognise that residential development can be important to the vitality of the centre on appropriate sites (NPPF paragraph 23). This is taken into account in Policy CS26 in the emerging Core Strategy Local Plan, which would normally permit residential development at upper floor level.

There is a requirement for a minimum of 10% affordable housing for this development in accordance with UDP Policy HSG2: Affordable Housing, HS6: Principles for Affordable Housing and Policy CS22: Affordable Housing Requirement in the Proposed Submission Core Strategy (2012). The applicant has provided a viability assessment that has been independently assessed and in this instance it has been accepted that it would not be viable to provide affordable housing.



Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

### **APPEARANCE AND AMENITY ISSUES**

The existing site is vacant (used as a car park) and semi-derelict surrounded by heras fencing and is in a fairly poor condition therefore detracting from the overall character of the area. Given that the site is within the Key Town Centre of Birkenhead in a prominent location on the A553, a busy thoroughfare providing links into the borough via the Birkenhead Tunnel to Liverpool and beyond, a large scale mixed use development comprising commercial use at ground floor with residential above is considered acceptable in principle.

The proposed building has been designed to be prominent within the street scene and picks up on the original design of the Grand Ritz Cinema with its large glazed tower above the entrance. The proposed apartment entrance will be located at ground floor with a glazed tower above providing living space for a number of the apartments. The size and scale of the structure will create a substantial and commanding presence on this prominent site at the end of Conway Street. The urban context of the site lends itself well to a large scale mixed use scheme that reflects the intentions and vision of Birkenhead moving into the future in line with the Wirral growth plan which aims to rejuvenate Birkenhead town centre with employment and business growth.

The upper floors of the proposal will provide 132 apartments over 7 storeys with an internal communal terrace for residents as well as roof top gardens for residents over the smaller apartment blocks looking over Kendal and Oliver Street.

The proposed massing a scale of the development will stand up with the other large scale civic buildings, offices and multi storey car parks within the immediate area. Due to its siting the new building will follow the established building line on that part of Conway Street and will turn the corner creating a sense of presence when viewing the proposal from the east. The proposed building is predominantly set back from the pavement by an acceptable distance, allowing for an area of public realm creating an attractive entrance at ground floor into the building from the main frontage on Conway street.

Due to the proximity of the development to the grade II listed Conway Centre and the nearby Hamilton square Conservation area. The building must complement and in no way detract from the setting of the listed building or the neighbouring conservation area. The overall design, scale and setting of the building is not seen to detract from the surrounding area and should members be minded to recommend approval of the scheme a condition to secure appropriate materials will be imposed to ensure they are of the highest quality to ensure the building establishes its self appropriately within the street scene. The applicant has indicated on the plans that the building will include copper elements to highlight and reflect the existing neighbouring materials having particular regard to the Conway centres brick and terracotta detailing.

The design of the proposed building is roughly in a horse shoe shape with access into the upper floor apartments gained via external walkways within the central core of the building. There is an internal terrace over the proposed car park that will provide attractive views from inward facing windows and thereby maintaining a sleek external facade comprising copper shuttering, aluminium windows, concealed rainwater goods and large elements of glazing on Conway, Kendal, Oliver Street East and Walton Street.

In addition, this has allowed the car parking to be located in a courtyard to the rear, screening cars from view to both the benefit of residents and neighbours.

The development provides 27 car parking spaces accessed off Oliver Street East. The site is extremely sustainable with the main bus terminal of Birkenhead directly adjacent to the site as well as

Conway Park Train station a 5-10 minute walk away. As the site is within the key Town Centre of Birkenhead there are a vast number of amenities within walking distance of the proposal.

It was originally intended that the ground floor of the scheme would be operated as a community library, however this has now been amended to an open ended permission for a mixed use community/commercial/shop/financial service. The library use of the ground floor was a matter investigated at the time of submitting the planning application in 2016, but no agreement for such use has been reached. The applicant therefore has confirmed in writing that this ground floor space is no longer anticipated to come forward in the form of a library. Although the planning application as described would allow for library use, this is not being pursued by the applicant. One or more of the other uses as set out in the application description is now anticipated to occupy this space (these include for example class A1 shop use or class A2 financial and professional services use which are all deemed acceptable within the Key Town Centre location).

At the time of writing this report one objection has been received from a neighbouring property who has raised concerns over the introduction of apartments within close proximity to nightclubs opposite and from the Hamilton Square Conservation Area Advisory Committee. They support the principle increase in residential provision in the area but object to the following:

1. The design is more Brutalism than Art deco due to its design, bulk and massing
2. The design does not reflect or echo the Grade II Listed Conway Centre and as such fails to give special regard to preserving the setting.
3. The bulk and massing must be reduced in light of the setting/listed building.
4. The heritage assessment provided by the applicant does not fully assess the heritage impact of the height and bulk of the building.
5. A smaller scale scheme would enable the development to be more commercially viable and as such affordable housing could be provided.
6. Refuse disposal, storage and collection arrangements are inadequate.
7. There is limited access in terms of lifts to upper floors, insufficient balconies and inadequate emergency egress.

A further letter of support has been received from a neighbouring property but with comments about the buildings impact upon the listed buildings near by and Hamilton Square Conservation area as well as competition between the proposed Library and Birkenhead Central Library as well as the potential for short term 'party night' lets.

The design, height, bulk and massing of the building has been assessed by the Conservation officer in light of CH1, CH2, CH5 of the Wirral UDP and the NPPF. The design of the development is not seen as out of character or harmful to the setting of the listed buildings in the area or to the nearby conservation area. The scale and massing of the building is deemed wholly appropriate to the key town centre location and due to the large elements of glazing and appropriate detailing proposed the bulk and massing of the proposal will not detract from the special architectural and historical features of the neighbouring listed buildings. The Hamilton Square Conservation area with its distinctive characteristics are separated from the site by way of the busy Conway street. The site itself is set within the urban context of Birkenhead Key Town Centre and whilst the building will be visible from the neighbouring conservation area it will be viewed in context of the town centre. The proposed scale and massing are deemed appropriate to the site and the introduction of appropriate materials will ensure the setting of distinctive characteristics of the area are preserved.

As the Conservation officer has raised no objections to the scheme the development is deemed acceptable in terms of the policy CH1, CH2 and CH5 of the Wirral UDP and the NPPF.

As stated above the applicant has provided a viability assessment that has been independently assessed having regards to affordable housing provision and in this instance it has been accepted that it would not be viable to provide any affordable housing. Details of refuse storage and disposal will be conditioned should members be minded to approve the scheme.

Access and egress to the scheme are deemed acceptable in planning policy terms. There is adequate private amenity provision in terms of an external terrace at first floor for residential use as well as a number of private balconies. Emergency access and egress will be assessed separately by Building Control and Merseyside Fire and Rescue Service.

### **SEPARATION DISTANCES**

Habitable room windows directly facing each other should be at least 21 metres apart, and main habitable room windows should be at least 14 metres from any blank gable. These distances are complied with as there are no residential properties directly facing the scheme. The nearest residential accommodation is the flat above the Fireman's Arms public House. There are no windows in the end gable of this neighbouring building that face the site and as such no overlooking will occur.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The scheme provides 27 off-street parking spaces accessed off Oliver Street East, which is considered to be acceptable and there are no highway implications which would warrant refusal of the application.

### **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 introduction of a high quality mixed use community/commercial/shop/financial service and public space at ground floor with 132 on and two bedroom apartments to the upper floors with private garden terraces is considered to be acceptable. The proposed building will not harm the character of the area, neighbouring Listed Buildings, Conservation area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policies including HS4, SH1, CH1, CH2 and CH5 and the National Planning Policy Framework.

### **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 introduction of a high quality mixed use community/commercial/shop/financial service and public space at ground floor with 132 on and two bedroom apartments to the upper floors with private garden terraces is considered to be acceptable. The proposed building will not harm the character of the area, neighbouring Listed Buildings, Conservation area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policies including HS4, SH1, CH1, CH2 and CH5 and the National Planning Policy Framework.

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

### **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 4th August 2016 and 29th November 2017 and listed as follows: 472 A110 A (Dated 07/02/16), 772 A101 B (Dated 21/06/16), 472 a102 e (Dated 31/08/17), 472 A103 A (Dated 20/07/16), 472 A002 A (Dated 20/07/16), 472 A104 A (Dated 20/07/16), 472 A105 A (Dated 20/07/16), 472 A106 A (Dated 20/07/16), 472 A107 A (Dated 20/07/16), 472 A108 A (Dated 20/07/16) and 472 A109 A (Dated 20/07/16)

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

3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

**Reason:** In the interests of visual amenity and to ensure that the development complies with Policy HS 4 of the Wirral Unitary Development Plan.

5. The development hereby permitted by this planning permission shall be carried out in accordance with the principles and details specified in the following approved submission, including limiting discharge rate and storage volumes:

- Conway Street, Birkenhead –Drainage Strategy (28<sup>th</sup> July 2017/ First issue/ Waterco Ltd).

**Reason:** To ensure a satisfactory sustainable surface water drainage system is provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

6. No development shall commence until the confirmed **full and final design** for a surface water sustainable drainage system<sup>1</sup> to serve the entire site and method of implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the

surface water sustainable drainage system shall be managed and maintained in accordance with the approved maintenance and inspection schedule.

**Reason:** To ensure a satisfactory sustainable surface water drainage system is provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

7. Prior to first occupation details of mechanical ventilation for all the dwellings together with suitable façade treatments such as the installation of acoustic high performance double-glazed window units and a background ventilation system will need to provide adequate ventilation with closed windows shall be submitted to and agreed in writing with the Local Planning Authority . The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

**Reason:** In order to provide sufficient sound insulation having regards to policy HS4 of Wirral UDP.

8. Prior to first occupation openable windows should be limited within the sensitive habitable rooms, particularly for facades on the inner courtyard which are screened to a degree from road traffic noise (the perceived noise level from the Fireman's Arms may be greater in these areas) to minimise impact from commercial noise and patron noise. Internal noise levels from mechanical ventilation must be balanced so as not to adversely affect the internal noise climate. Details of which shall be submitted to and agreed in writing with the LPA prior to first occupation and retained as such thereafter.

**Reason:** In order to provide sufficient sound insulation having regards to policy HS4 of Wirral UDP.

9. Prior to first occupation a noise assessment should be carried out to ascertain if the World Health Organisation guideline values for community noise in outside amenity areas can be achieved. In order to cause no more than 'moderate annoyance, daytime and evening' the outside amenity areas such as balconies and garden areas should be designed to achieve a sound level of 50dB LAeq,16 hour, details of which shall be submitted to and agreed in writing with the LPA prior to first occupation.

**Reason:** To protect residential amenity having regards to policy HS4 of Wirral UDP.

10. Prior to commencement of development a scheme for monitoring ground-level air quality including Nox2 levels shall be undertaken to obtain further information on the local air quality and to determine the necessity for the incorporation of measures within the building design for air quality mitigation. The details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement including detailed design proposals regarding location of mechanical ventilation air intake proposals. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

**Reason:** To protect residential amenity having regards to Policy HS4 of Wirral UDP.

11. No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11). If any contamination posing unacceptable risks

is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If during the course of development any contamination posing unacceptable risk is found which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority

**Reason:** To mitigate against potential contamination having regards to policy PO5 of Wirral's UDP

12. Construction of the development authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, including new vehicle crossing accesses in accordance with LPA commercial crossing specifications. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

**Reason:** In the interest of highway safety and to comply with UDP Policy HS4

13. Construction of the development authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, including new vehicle crossing accesses in accordance with LPA commercial crossing specifications. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

**Reason:** In the interest of highway safety and to comply with UDP Policy HS4

14. Prior to commencement of development details of pedestrian dropped kerbs at the junction of Oliver Street East and Walton Street shall be submitted to and agreed in writing with the Local Planning Department. The agreed details shall be implemented in full prior to first occupation and shall be retained as such thereafter.

**Reason:** In the interest of highway safety having regards to policy HS4 of Wirral's UDP.

15. Prior to commencement of development details of all external ground floor doors, including secure access arrangements, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

**Reason:** In the interest of highway safety and public safety having regards to policy HS4 of Wirral's UDP.

16. No development shall take place until details of secure covered cycle parking and/or

storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

17. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 of the Waste Local Plan.

18. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

19. The ground floor use hereby permitted shall be brought into use before the first 40 apartments have been occupied.

**Reason:** In the interest of ensuring the vitality and viability of the Key Town Centre having regards to policy SH1 of Wirral's Unitary Development Plan.

**Last Comments By:** 02/11/2017 16:36:01  
**Expiry Date:** 27/02/2017

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## Planning Committee

19 April 2018

**Reference:**  
**APP/18/00139**

**Area Team:**  
**North Team**

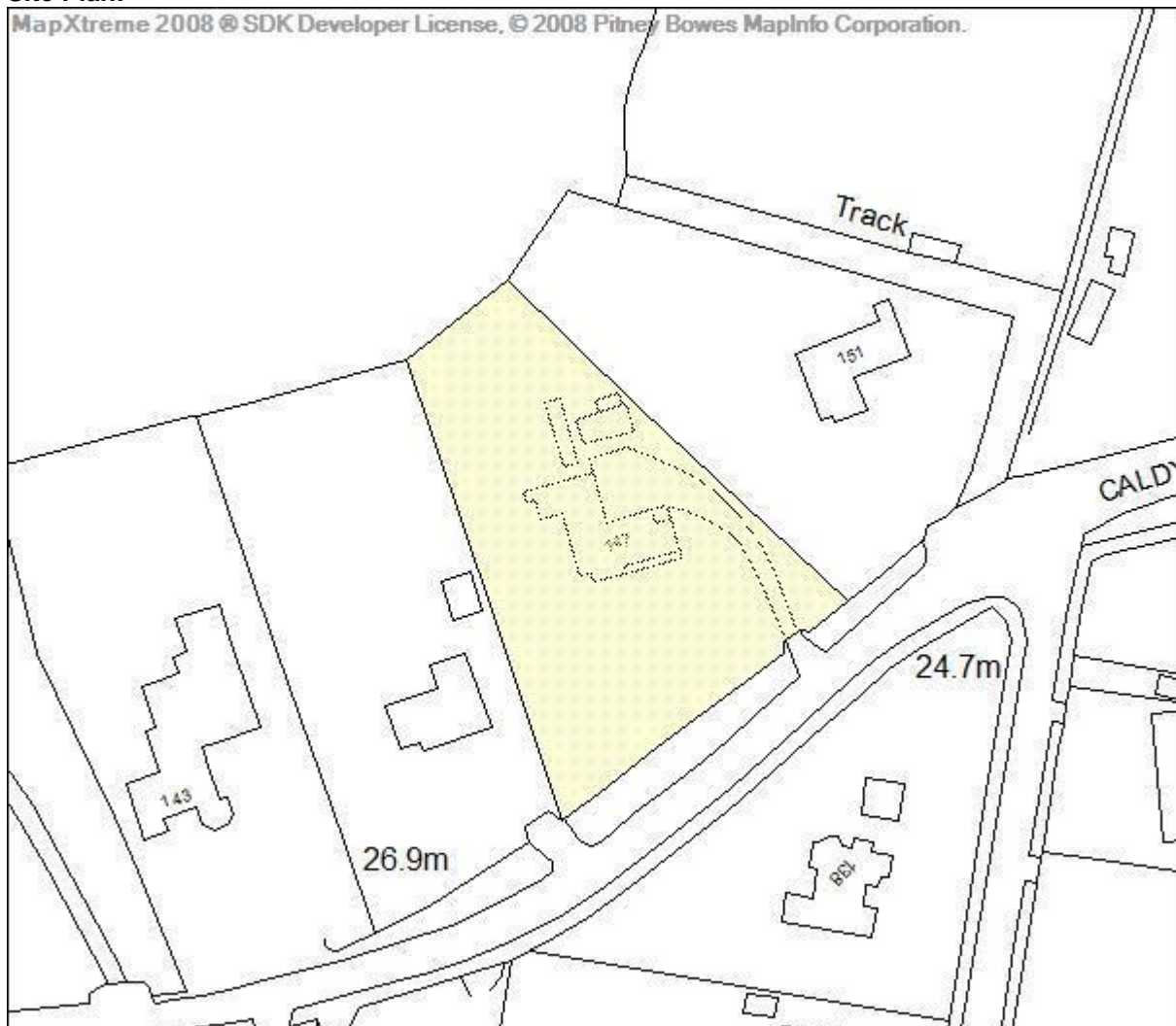
**Case Officer:**  
**Mr N Williams**

**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** Meverley, 147 CALDY ROAD, CALDY, CH48 1LP  
**Proposal:** Demolition of existing timber and brick greenhouse to rear of the property and erection of two-storey side and rear extensions, single-storey extension to rear housing a swimming pool and 3 car garage with bedroom over linked to main house with glazed link

**Applicant:** Mr & Mrs Raynor  
**Agent :** pdv design ltd

### Site Plan:



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### Development Plan designation:

Primarily Residential Area  
Area of Special Landscape Value  
Conservation Area (for illustrative purposes)

**Planning History:**

There is no planning history for this site.

**Summary Of Representations and Consultations Received:**

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 4 objections received, including from the Caldý Society and Caldý Conservation Area Advisory Committee, objecting on the grounds of:

- Proposal is out of keeping and will harm the character of the Caldý Conservation Area, due to it's scale and design;
- Proposal will have a negative impact on the amenities of neighbouring properties through loss of privacy and light;
- Insufficient information submitted with the application;
- Loss of trees

**DIRECTORS COMMENTS:**

**REASON FOR REFERRAL**

Councillor Jeff Green requested that the application be removed from delegation and considered by Planning Committee due to the scale of the proposed application.

**INTRODUCTION**

The application is for extensions to the existing property at 147 Caldý Road. This will include the erection of two-storey side and rear extensions, a single-storey extension to rear to house a swimming pool and a 3 car garage with bedroom above linked to the main house. The proposal also includes the demolition of an timber and brick greenhouse, which has already been carried out.

The plans have been amended from the original submission, with the introduction of elements of brickwork, reduction in the width of the gymnasium by 1 metre to increase the distance to the side boundary, a reduction in the height of the garage by almost 1 metre, and reducing the size and design of the dormer windows. An additional glazing bar has also been added to all the windows to the front of the house.

**SITE AND SURROUNDINGS**

1 is a detached dwelling sited on Caldý Road, within the Caldý Conservation Area. The dwelling is a two-storey late-1930s Arts and Crafts style house, The Caldý Conservation Area Appraisal (2009) classes the building as being both a Category B building and a Category C building. Category B relates to buildings that contribute strongly to the character of the conservation area, with buildings generally being pre-WWII and have some alterations but original character is still prominent, whilst Category C refers to buildings that make some contribution to the character of the conservation area.

The facades of the property are half brick and half render with a clay tile roof and three original tall brick chimneys. The principal elevation which faces the road has an open veranda and two different styles of windows: leaded light windows to the first floor and crittal windows at ground floor, all of which contribute to its character. Currently the main entrance to the house is located on the east side elevation. There was also a detached glass greenhouse in the rear garden. The property is set back from the highway and has a large front garden which is well screened from the road by dense tree screening, with the rear boundary of the site backing onto open fields.

**POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy HS11: House Extensions, Policy CH2: Development Affecting Conservation Areas, and Policy CH11: Caldý Conservation Area. The Caldý Conservation Area Appraisal and Management Plan is also directly relevant.

Policy CH11 states that the principle planning objectives for Caldy Conservation Area are to retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds; to retain the unifying features of design, layout and building materials within the old village core; to preserve the unity of strongly enclosed boundary treatment incorporating high walls, dense landscaping or dark-stained, close-boarded, timber fences in the area outside the old village core; and to preserve, wherever practicable, views of the Dee Estuary and of the North Wales coast beyond.

The National Planning Policy Framework has also been considered in the determination of this application. The policies are designed to promote good design and to ensure development would have no significant impact on the appearance of the original property or the amenities of neighbouring properties.

## **APPEARANCE AND AMENITY ISSUES**

### Impact on Caldy Conservation Area

The proposed development, as amended, attempts to replicate the features of the 'Arts and Crafts' style, using traditional materials and architectural detailing. The elevations are broken up with brick facades, hipped gables and steep roofs, with all the original tall chimneys being retained, and glazing bars to the windows being re-instated. The Arts and Crafts style is dominant throughout the Caldy Conservation Area and the proposed development has been designed as a contemporary interpretation of this style, which would be sympathetic to the styles of surrounding buildings. The design is considered to respect the character of the Conservation Area.

Whilst the large glazed screen for the new entrance would be a modern and cThe proposed front gable replicates the style of the original, both in form and roof gradient, but the dimensions are actually wider and it does not project out as far, resulting in an asymmetrical appearance, which is a regular feature of the Conservation Area. The use of some brickwork as a contrasting material will further break up the façade and adds additional interest to the development, whilst also tying in with the dwellings either side which utilise both render and brickwork.

The chimneys, a traditional feature, are to be retained and will continue to contribute to the character of the property. Additionally, many of the original windows openings have been utilised and new openings have replicated their proportions. To further reinstate its original character, the applicants have been encouraged to have more panes of glass and the casement windows now have three panes of glass to the principal (front) elevation, and this will add to the character of the building. A condition has been attached to prevent the future loss of the chimneys and to prevent the windows from being altered without the permission of the Local Planning Authority.

On a similar note, it is important to consider that many of the changes (such as changing windows, replacing the roof, removal of the veranda/greenhouse) proposed which contribute to the character of the building could be carried out without planning permission.

The scale of the garage has also been reduced in height from the original proposal and now has a better relationship with the host dwelling in terms of proportions, whilst the design of the dormers have also been altered so that they are more suitable. The front of the property is well screened and large garages located to the front of properties are not uncommon in this area, and this will therefore have minimal impact upon the character of the Conservation Area.

It is proposed to remove 5 trees to the side boundary between the application site and 151 Caldy Road. These trees are set deep within the site and are not particularly visible from the street scene due to their location and due to the presence of a substantial number of other trees within the surrounding area. Their removal will therefore have minimal impact upon the character of the Conservation Area.

Although the proposed extensions and garage will result in the dwelling projecting closer to both side boundaries than at present, the property will still be set off either boundary a sufficient distance to ensure that the character of the area, in terms of spacing between properties, is retained. The dense tree and vegetation cover on this site and the surrounding area also helps to ensure that these three properties appear sufficiently separate from each other. In addition, the property will also retain a substantial rear garden area of 24-30 metres in depth, whilst the front garden area, approximately 25 metres in depth, will also be retained.

In line with Policy CH11, the proposals will 'retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds' and will 'preserve the unity of strongly enclosed boundary treatment'. In line with Policy CH2, the proposals will be of a quality that will enhance the distinctive characteristics of the Area, including its general design and layout, and the relationships between buildings and open spaces.

#### Impact on 145 Caldly Road

The first-floor of the side elevation facing 145 Caldly Road will not be altered and will therefore not come any closer to the neighbouring property. This elevation is set approximately 15 metres off the boundary and currently contains two habitable windows. The proposed scheme will result in this being reduced to only one habitable window on this elevation. Given the distance from the boundary and the existing situation, this will not harm the amenities of the neighbouring property.

A single-storey extension will project closer to this boundary, as will the proposed garage. The single-storey extension will have a flat roof and will measure approximately 4.5 metres in height, and will be approximately 12 metres from the boundary. This will therefore not harm the neighbouring property. The proposed garage will be predominantly single-storey, although a pitched roof above will utilise dormer windows to incorporate an additional bedroom. These dormer windows will face into the application site, and will not be visible from 145 Caldly Road. The garage will be over 4 metres from the boundary with 145 Caldly Road, and will measure 4.5 metres to the eaves, with the roof then sloping away from the boundary up to a height of 11 metres. It is not considered that this structure, which will be 10 metres from the side elevation of 145 Caldly Road, would have any significant impact upon the amenities of this neighbouring property, especially given the dense vegetation between the two properties.

#### Impact on 151 Caldly Road

There appears to be habitable rooms to the side of 151 Caldly Road, facing the application site, including a conservatory, dining room, bedroom and study. However, all of these rooms have other windows on the primary elevations of the property to the front or rear. Also, these windows are set off the boundary by approximately 20 metres, and will be approximately 24 metres from the side elevation of the proposed development. There are no habitable windows to the side of the proposed development, with only two small windows serving en-suites. It is therefore considered that the proposal will not have any significant impact upon the amenities of 151 Caldly Road.

#### **SEPARATION DISTANCES**

Separation distances are complied with in this instance.

#### **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**

In conclusion, it is considered that the proposed development will not harm the character or appearance of the existing dwelling, the integrity of the Caldly Conservation Area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS11, CH2 and CH11, the Caldly Conservation Area Appraisal and the National Planning Policy Framework.

#### **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:-

In conclusion, it is considered that the proposed development will not harm the character or appearance

of the existing dwelling, the integrity of the Caldý Conservation Area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS11, CH2 and CH11, the Caldý Conservation Area Appraisal and the National Planning Policy Framework.

**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 26th January 2018 and listed as follows: 17/051-01; 17/051-02; 17/051-03 and the amended plans received on 20th March 2018 and listed as: 17/051-04; 17/051-05; 17/051-06 and 17/051-07

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

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations to the front elevation (including altering or changing the windows) or demolition of the chimneys shall be carried out without the express permission of the Local Planning Authority

**Reason:** To protect the character and integrity of the building and the Caldý Conservation Area, and to comply with Policy CH2 of the Wirral Unitary Development Plan

5. Before any construction commences, details of the windows and doors (elevations at a scale 1:20 and vertical and horizontal cross sections at a scale 1:5 or 1:2) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

6. Prior to first occupation of the dwelling, full details of all hard landscaping, including (but not limited to) the proposed materials for the front driveway and turning area, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and remain thereafter unless otherwise agreed in writing by the Local Planning Authority

**Reason:** To protect character and appearance of the Caldý Conservation Area and to comply with Policy CH2 of the Wirral Unitary Development Plan

**Further Notes for Committee:**

Last Comments By: 07/03/2018 08:44:46  
Expiry Date: 23/03/2018

## Planning Committee

19 April 2018

**Reference:**  
**APP/17/01514**

**Area Team:**  
**South Team**

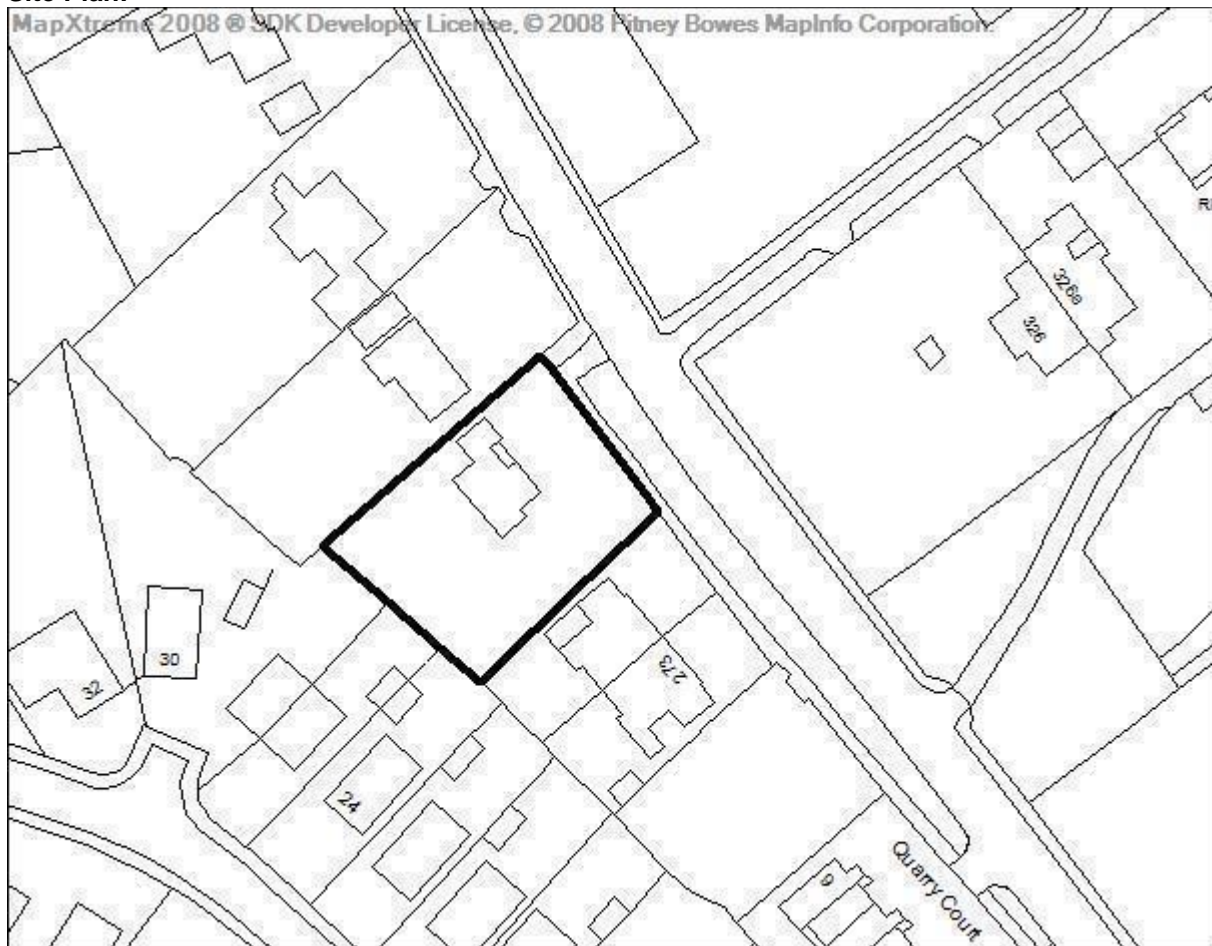
**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Heswall**

**Location:** 277 TELEGRAPH ROAD, HESWALL, CH60 6RN  
**Proposal:** Demolition of existing detached house to be replaced with new build apartment block containing 5 apartments with provision for resident parking and bike storage. New access point from Telegraph Road to improve access to and from the site.

**Applicant:** Mr & Mrs Berg  
**Agent :** SHACK Architecture Ltd

### Site Plan:



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**Development Plan designation:**  
Primarily Residential Area

**Planning History:**

Location: 277 Telegraph Road, Heswall, Wirral, CH60 6RN  
Application Type: Outline Planning Permission  
Proposal: Erection of dwelling in garden area (outline).  
Application No: OUT/03/05262  
Decision Date: 02/05/2003  
Decision Type: Refuse

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 11 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a Qualifying petition of objection and 3 objections have been received, listing the following grounds:

1. loss of family home
2. overlooking
3. highway safety
4. scale and mass of the building
5. 5 apartments not needed
6. impact on stability of land and quarry to the rear

**CONSULTATIONS:**

Highways - No Objections

Environmental Protection - No Objections

The Heswall Society - Objections raised due to density, highway, height, scale and massing of the building.

**DIRECTORS COMMENTS:**

**This application was deferred from Planning Committee on the 15th February 2018 to enable a site visit to take place.**

**The application was then deferred from Planning Committee on the 22 March 2018 by Officers in order to request Amended Plans. Amended Plans have been received that show the correct scale and that the part of the building at the rear, facing 279 Telegraph Road has been amended to reduce the rear projection.**

**REASON FOR REFERRAL**

Councillor Hodson has requested the application be taken out of delegation for the following reasons; loss of amenity, loss of light, excessive scale, parking and amenity space for the flats. A Qualifying petition of objection has also been received containing 39 separate signatures.

**INTRODUCTION**

The proposal is for the demolition of the existing dwelling and the erection of a replacement building containing 5 flats with a new access point from Telegraph Road.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for a residential development in a residential area which is considered acceptable in principle.

**SITE AND SURROUNDINGS**

The existing site is a residential plot containing one detached dwelling, the house is located within the residential area of Heswall along Telegraph Road and is approximately 670m away along Telegraph Road. The neighbouring properties are a mix of scale and appearance, although along Telegraph Road the houses are generally large properties set on substantial plots. To the rear of the site is Laurel bank which is a small residential development of bungalows set within an old quarry, the land levels greatly differ with the ground and first floor of the rear elevations of the houses on Telegraph Road exceeding the roof height of the bungalows.

**POLICY CONTEXT**

UDP Policy HS4 Criteria for New Housing Development Policy

Proposals for new housing development on allocated sites and within the Primarily Residential Areas



shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

(ii) the proposal not resulting in a detrimental change in the character of the area;

(iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;

(iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

#### Supplementary Planning Document SPD2

New buildings for self contained flats must be sited with regard to the layout, pattern and use of the spaces between other buildings in the surrounding areas. Whole facades of infill development that would project beyond the front or rear building line in areas of uniform development, such as established house types of the same kind, is not likely to be permitted. In cases where there is variety in the building line, an overall average should be determined to set the limit of an acceptable footprint.

Development should not result in a significant loss of privacy, daylight or sunlight for neighbouring properties, nor be visually overbearing or dominant when viewed from adjoining property. Unless it can be demonstrated that privacy would not be unduly affected, habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

Adequate landscaped garden space should be provided for the exclusive use of residents. This should be accessible to each flat and have a size, shape and location to be useful to occupiers. As a general guide, developers should ensure that at least one third of the whole site remains available as private landscaped communal areas. Driveways, garages, parking, servicing bin and cycle stores will not be considered to be part of this amenity area.

Surrounding buildings may have a standard pattern. This does not always prevent the introduction of taller or lower buildings, but it will require a design approach that softens any change in height to ensure that the resulting building is at a scale proportionate to the surrounding area. All new proposals will be required to either protect or improve the existing roofscape. The bulk of large buildings can be reduced through variations in the footprint, height and roof form of the building as well as the spacing in relation to neighbouring properties. For example, elevations and roofs with varied shapes can reduce the overall massing of a larger block of flats because the use of multiple components will not appear as big as a single large component. The design of large buildings as a single block is not likely to be acceptable. Materials and colours should be selected to recognise and contribute to the particular location, not just the building in isolation. The materials should reinforce the character of the surrounding buildings and

the sense of place generally. High quality materials will be required at all levels of the scheme from facing materials and roof coverings to handrails. Materials should be used creatively, such as decorative brick work and ornate metalwork to enrich the appearance of new buildings and the area generally.

UDP Policy TR9 indicates when the assessing off street parking provision the Local Planning Authority will be guided by the likelihood of cars being parked on residential roads, and highway safety and traffic management issues. Supplementary guidance in SPD4 sets a standard of 1 off street parking space per flat.

UDP Policy TR12 requires the provision of cycle parking at a rate of 1 stand per flat within the curtilage of the development. Supplementary guidance in SPG42 specifies that this should be provided under cover in a secure position preferably within the building with 20% being made available for visitors.

Joint Waste Local Plan Policies WM8 and WM9 are also applicable.

### **Policy WM 8 - Waste Prevention and Resource Management**

Any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking particular account of:

- Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on site;
- Designing out waste by using design principles and construction methods that prevent and minimise the use of resources and make provision for the use of high-quality building materials made from recycled and secondary sources;
- Use of waste audits or site waste management plans, where applicable, to monitor waste minimisation, recycling, management and disposal. Evidence demonstrating how this will be achieved must be submitted with development proposals of this type.

### **Policy WM 9 - Sustainable Waste Management Design and Layout for New Development**

The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the following:

1. Facilitation of collection and storage of waste, including separated recyclable materials;
2. Provide sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment;
3. Accommodation of home composting in dwellings with individual gardens;

### **APPEARANCE AND AMENITY ISSUES**

The proposed building is a three storey apartment block that will replace the existing two storey house. The footprint of the proposed building exceeds the existing dwelling which, whilst a large detached house only occupies a small area of the site due to the size of the plot. The plot is within the designated residential area and is surrounded by houses which are mixed in scale and appearance. There is a similar scale development at 271 Telegraph Road that contains 5 flats (APP/14/01024).

The footprint, height and mass of the replacement building greatly exceed the existing house, however given the design, footprint and appearance of the apartment block the building is not considered to have an overbearing or dominant impact to neighbouring amenity, in particular the houses either side or opposite. The houses either side are set an appropriate distance away from each side elevation and the building is set in line with the front building line. To the rear the building is staggered, the building projects 3.2m past the rear wall of no.275 however there is 5m between the two buildings.

A Members Site Visit took place on the 20 March 2018 where it was apparent that the scale on the plan was incorrect. Amended plans have been received that show the correct scale and that the proposed building is located 4.8 metres away ( the previous plan showed it was 7 metres away). As the building is nearer to No279 than previously assessed, this part of the building has been scaled back to reduce the projection adjacent to this property (previous plans showed a rear projection of 5 metres beyond the adjacent conservatory at No 279). The building adjacent to No 279 has been reduced to project 1.6m beyond the rear conservatory building line and there is approximately 4.8m between the two buildings. This reduction in scale and the distance of 4.8m between buildings is considered acceptable.

The development is similar to nearby flat developments in terms of number of units, scale and

appearance of the building. Whilst the building is larger than the house it replaces, the mixed character of the area allows for a building of this type without causing harm to the amenity of existing neighbouring dwellings.

### **SEPARATION DISTANCES**

The building is well positioned in terms of neighbouring properties, the predominant outlook to main habitable rooms is to the front and rear elevations. To the front the building will be over 50m from the houses opposite.

The rear elevation is more complex due to the existing relationship to the bungalows on Laurel Bank, currently the difference in land levels means that from the rear of the site the building has views over the bungalows and the rear gardens are not visible due to the land level and the sandstone wall of the old quarry. The window to window measurement is approximately 34m however due to the difference in ground level it is unlikely that window to window overlooking would occur as the existing dwelling and the proposed building exceed the level of Laurel Bank to such a degree that the views are likely to project towards the rear of the houses on Oldfield Way.

Given this difference in ground level, the proposed building is not considered to result in direct overlooking within 21m in terms of window to window distances.

### **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.

### **CONCLUSION**

Whilst the proposed replacement apartment block is larger than the existing dwelling, the scheme is considered to be acceptable in terms of appearance, scale, siting and character of the area having regard to Wirral's UDP Policy HS4 and SPD2.

### **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:-  
Whilst the proposed replacement apartment block is larger than the existing dwelling, the scheme is considered to be acceptable in terms of appearance, scale, siting and character of the area having regard to Wirral's UDP Policy HS4 and SPD2.

**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 26 March 2018 and listed as follows: B105 Rev B, B106 Rev B, B107 Rev B, B108 Rev B & B109 Rev B.

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

3. Before any construction commences, samples of the facing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction

of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. No part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Telegraph Road has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety.

5. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

**Reason(s):** To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

6. Provision is to be made for the parking of 5 cars on the forecourt of the property and for suitable landscaping, in accordance with a scheme to be submitted to and approved by the Local Planning Authority, before the development hereby approved is commenced. Such parking and landscaping is to be provided prior to occupation of the premises and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

**Reason:** To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to ensure a satisfactory standard of amenity.

7. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM8 of the Waste Local Plan.

8. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

9. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in

writing with the local planning authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM9 of the Waste Local Plan.

**Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team via [www.wirral.gov.uk](http://www.wirral.gov.uk) or 0151 606 2004 prior to the commencement of development for further information.

**Last Comments By:** 04/01/2018 16:45:15

**Expiry Date:** 29/01/2018

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## Planning Committee

19 April 2018

**Reference:**  
**APP/17/01555**

**Area Team:**  
**North Team**

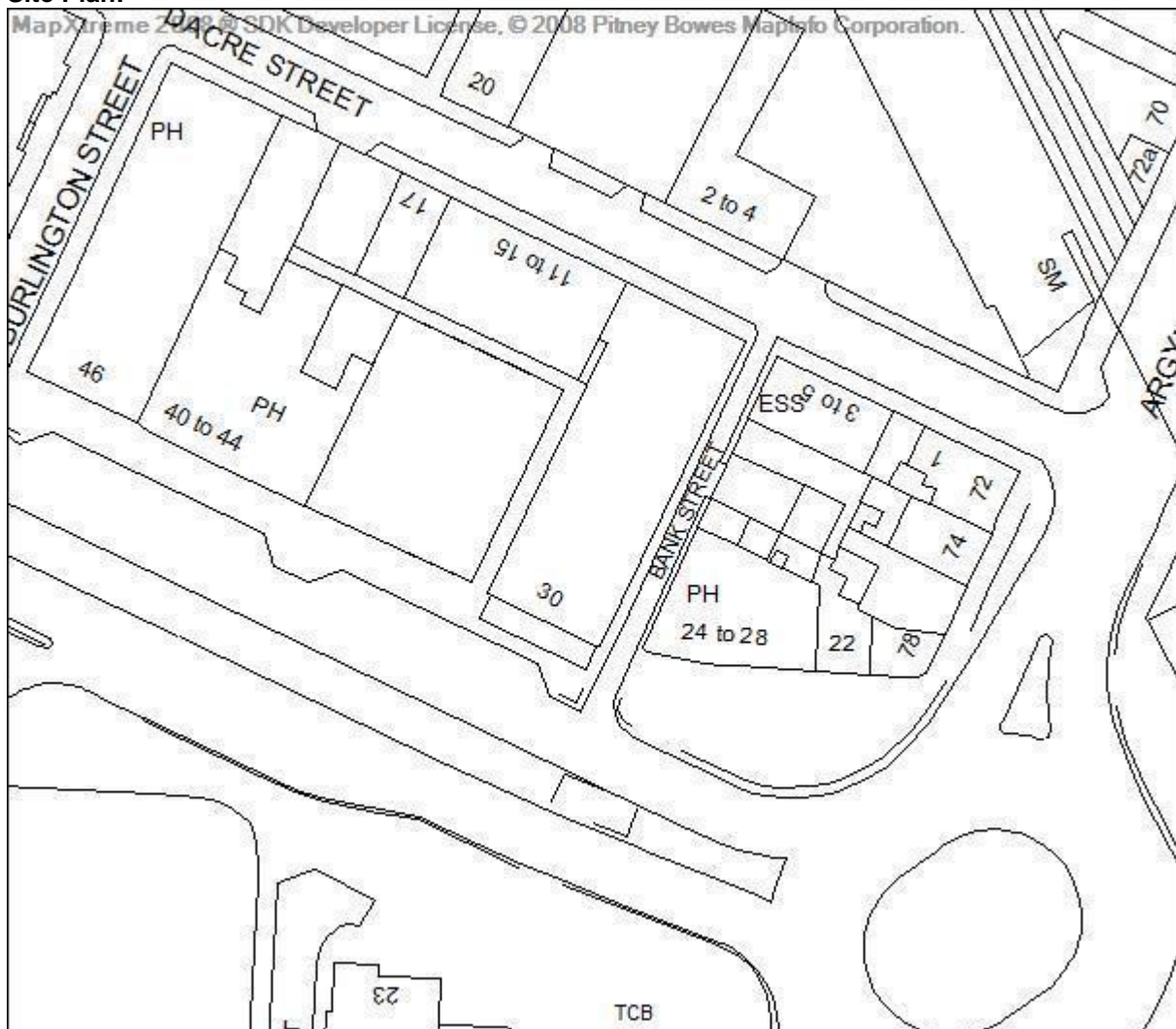
**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Birkenhead and  
Tranmere**

**Location:** 34 - 38 CONWAY STREET, BIRKENHEAD, CH41 6JD  
**Proposal:** Change of use from club into a lap dancing club/bar (Retrospective)

**Applicant:** Mr Norman Baker  
**Agent :** Mr Robert Graham

### Site Plan:



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### Development Plan designation:

Primarily Commercial Area

### Planning History:

Location: 34-44 Conway Street ,Birkenhead ,CH41 6JD  
Application Type: Full Planning Permission  
Proposal: Use of first floor of the premises as a Casino/Restaurant  
Application No: APP/76/04265  
Decision Date: 19/01/1976  
Decision Type: Conditional Approval

Location: 34-44 Conway Street,Birkenhead,Wirral,L41 6JD  
Application Type: Full Planning Permission  
Proposal: Ground floor extension of members club and alterations.  
Application No: APP/79/13376  
Decision Date: 13/09/1979  
Decision Type: Approve

Location: 34/40 Conway Street ,Birkenhead ,L41 6JD  
Application Type: Full Planning Permission  
Proposal: Change of use of ground floor from showroom to wine and food bar  
Application No: APP/83/22070  
Decision Date: 14/04/1983  
Decision Type: Conditional Approval

Location: 34 - 44 Conway Street, Birkenhead, Wirral, CH41 6JD  
Application Type: Full Planning Permission  
Proposal: Change of use of ground floor retail premises to restaurant and change of use of first floor to casino  
Application No: APP/02/07158  
Decision Date: 23/12/2002  
Decision Type: Approve

Location: 34 - 44 Conway Street, Birkenhead, Wirral, CH41 6JD  
Application Type: Full Planning Permission  
Proposal: Variation of condition 4 on planning approval no. 2002/7158/E to allow hours of opening from 10:30 am to 3:00am  
Application No: APP/05/06336  
Decision Date: 12/08/2005  
Decision Type: Approve

Location: 34-42 Conway Street, Birkenhead, Wirral, CH41 6JD  
Application Type: Full Planning Permission  
Proposal: Change of use of first floor to bar with outdoor terrace area to rear (A4)  
Application No: APP/05/07249  
Decision Date: 14/12/2005  
Decision Type: Approve

Location: 34-44 Conway Street, Birkenhead, Wirral, CH41 6JD  
Application Type: Full Planning Permission  
Proposal: Variation of condition 4 on planning approval no. 2002/7158/E to allow hours of opening until 4:30am  
Application No: APP/05/07555  
Decision Date: 27/01/2006  
Decision Type: Approve

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

### REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 14 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been no objections received.



## CONSULTATIONS

Environmental Health - No objection

Highways - No objection

## **DIRECTORS COMMENTS:**

### **REASON FOR REFERRAL**

The application is a departure from the Unitary Development Plan.

### **INTRODUCTION**

The application is for retrospective permission for the change of use of a former nightclub into a lap dancing club/bar.

### **SITE AND SURROUNDINGS**

The application site takes up part of the ground floor of a three-storey building fronting onto Conway Street, and was previously used for a bar/nightclub. The application site is within an area designated as a Primarily Commercial Area, with the Key Town Centre of Birkenhead adjoining the front of the site.

### **POLICY CONTEXT**

There is no provision for lap dancing clubs in the Unitary Development Plan (UDP). The most relevant policy is UDP Policy SH6: Development within Primarily Commercial Areas, which indicates that uses such as shops, services, food and drink in A Use Classes, together with B1 Business and D1 Non Residential uses will be permitted, subject to various criteria, including ensuring that the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity. The lap dancing club is a sui generis use and is therefore a departure from the Unitary Development Plan.

The previous use of the property was as a bar/nightclub and is located within a row of properties used for late-night town centre uses which face directly onto Conway Street and Birkenhead Town Centre. The premises are currently operating retrospectively as the use applied for. The previous use of the premises was as a bar and the change of use of one of these premises from one late-night town centre use to another is therefore not considered to be detrimental to the character of this particular part of Birkenhead Town Centre.

The National Planning Policy Framework (NPPF) indicates that planning should proactively drive and support sustainable economic development; and seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para. 17). Competitive town centres that promote customer choice and a diverse retail offer should be promoted (para 23). Paragraph 123 says decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise and disturbance.

The premises will operate as a late night venue, which is likely to be busier at weekends - the applicant has indicated that the premises is only open Thursday to Sunday at present. This is similar to the previous use of the property, as well as others within the immediate area. The applicant has applied for opening hours between 9pm and 5am, which is only a marginal increase in the opening hours from those allowed for the previous use, which benefitted from planning permission to open until 4:30am. It is not considered that the additional 30 minutes will increase any noise, disturbance or anti-social issues. There are no residential properties in close proximity and given the location of the premises, fronting onto the busy Conway Street within a town centre setting, it is considered to be a suitable location for such a late-night use. A condition has been attached to allow the premises to open between 7pm until 5am, allowing some minor flexibility above what has been requested.

An additional consideration in support of the application is that the applicant has stated that the use creates 19 'full time equivalent' jobs, whilst the use also contributes to the late-night economy which is fairly vibrant in this location

### **APPEARANCE AND AMENITY ISSUES**

The proposed use has minimal visual impact on the surrounding area, with the existing frontage being utilised, albeit being blacked out to prevent views into the premises. It is not considered that the proposal has a detrimental impact on the general character and appearance of the street scene, especially when compared to the previous use of the premises and the other properties on this side of Conway Street.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

#### **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**

Although the use is a departure from the UDP, the use is considered to be compatible with other uses in this particular commercial part of the town centre which contains other late-night uses after having regard to the Unitary Development Plan and the National Planning Policy Framework, on balance the application is recommended for approval.

#### **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 use is considered to be compatible with other uses in this particular commercial part of the town centre which contains other late-night uses. After having regard to the Unitary Development Plan and the National Planning Policy Framework.

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

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

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12th December 2017 and listed as follows:  
1711.01

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

2. The use hereby permitted shall only be open between the hours of 19:00 and 05:00  
Thursday to Sunday

**Reason:** For the avoidance of doubt

#### **Further Notes for Committee:**

**Last Comments By:** 21/03/2018 14:30:18  
**Expiry Date:** 06/02/2018

**Planning Appeals Decided  
Between 01/01/2018 and 31/03/2018**

**Allowed**

<b>Application No.:</b> APP/17/00149	<b>Application Type:</b> APP	<b>Ward:</b> Greasby Frankby and Irby
<b>Case Officer:</b> Mr N Williams	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Delegated
<b>Applicant:</b> Mr J Shudall	<b>Agent:</b> WIRRAL PLANNING ADVICE & APPEALS SERVICE	
<b>Location:</b> LAND EAST OF HILLBARK ROAD, WIRRAL FRANKBY, CH48 1NJ		
<b>Proposal:</b> Erection of agricultural barn as alternative to barn approved under planning permission APP/14/00919		
<b>Appeal Ref.:</b> 3184878	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 04/01/2018	

<b>Application No.:</b> APP/17/00610	<b>Application Type:</b> APP	<b>Ward:</b> Hoylake and Meols
<b>Case Officer:</b> Mrs S Day	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> GB DEVELOPMENTS LTD	<b>Agent:</b> Willacy Horsewood Architects	
<b>Location:</b> Grosvenor Court, GROSVENOR ROAD, HOYLAKE		
<b>Proposal:</b> Erection of five apartments by means of forming an additional floor level on an existing apartment block		
<b>Appeal Ref.:</b> 3185036	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 16/01/2018	

<b>Application No.:</b> APP/17/00420	<b>Application Type:</b> APP	<b>Ward:</b> Pensby and Thingwall
<b>Case Officer:</b> Mr K Spilsbury	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Delegated
<b>Applicant:</b> Mr E Clarke	<b>Agent:</b> Bryson Architecture	
<b>Location:</b> LAND ADJACENT TO 15 GILLS LANE, BARNSTON, CH61 1AF		
<b>Proposal:</b> Erection of a detached dwelling.		
<b>Appeal Ref.:</b> 3185550	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 16/01/2018	

**Planning Appeals Decided  
Between 01/01/2018 and 31/03/2018**

**Dismissed**

**Application No.:** OUT/16/01479                      **Application Type:** OUT                      **Ward:** Claughton

**Case Officer:** Mr K Spilsbury                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Panoramic 34 Holdings Ltd                      **Agent:** Pegasus Group

**Location:** Stokesay House, 12 STOKESAY, BIDSTON, CH43 7PU

**Proposal:** Outline application for the erection of 2no dwellings to rear of 12 and 14 Stokesay (all matters reserved)

**Appeal Ref.:** 3184276                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                      **Decision Date:** 30/01/2018

**Application No.:** APP/17/00609                      **Application Type:** APP                      **Ward:** West Kirby and Thurstaston

**Case Officer:** Mr C Smith                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Jan Price                      **Agent:**

**Location:** 62 SANDY LANE, WEST KIRBY, CH48 3JA

**Proposal:** Rear single and two storey extension

**Appeal Ref.:** 3186265                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                      **Decision Date:** 12/02/2018

**Application No.:** APP/17/00154                      **Application Type:** APP                      **Ward:** Bebington

**Case Officer:** Mrs S Williams                      **Council Decision:** Approve                      **Decision Level:** Delegated

**Applicant:** Ms L Pugh                      **Agent:** SDA Architecture LTD

**Location:** 65 PRINCES BOULEVARD, HIGHER BEBINGTON, CH63 5LL

**Proposal:** Erection of a two-storey side extension with single storey porch and dormer to the rear (amended description)

**Appeal Ref.:** 3187702                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                      **Decision Date:** 29/01/2018

**Planning Appeals Decided  
Between 01/01/2018 and 31/03/2018**

**Application No.:** APP/17/00210                      **Application Type:** APP                      **Ward:** West Kirby and Thurstaston

**Case Officer:** Mr N Williams                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Mr G White                                      **Agent:** Pegasus Group

**Location:** Land to the rear/north of Whites Farm, Station Road, Thurstaston, Wirral, CH61 0HN

**Proposal:** Temporary two year planning consent for the erection of 2 Safari Tents

**Appeal Ref.:** 3188573                                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                                      **Decision Date:** 09/02/2018

**Application No.:** APP/17/00379                      **Application Type:** APP                      **Ward:** West Kirby and Thurstaston

**Case Officer:** Mr K Spilsbury                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Mrs Frichot                                      **Agent:** SHACK Architecture Ltd

**Location:** Drayton, 46 CROFT DRIVE EAST, CALDY, CH48 1LS

**Proposal:** Erection of three detached dwellings

**Appeal Ref.:** 3184385                                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                                      **Decision Date:** 23/01/2018

**Application No.:** ADV/17/00242                      **Application Type:** ADV                      **Ward:** Heswall

**Case Officer:** Mr N Williams                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Cato Crane Valuers                                      **Agent:**

**Location:** Cato Crane, THE MOUNT, HESWALL, CH60 4RD

**Proposal:** Retention of externally-illuminated sign (1.9m x 0.95m) on side of building

**Appeal Ref.:** 3185300                                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                                      **Decision Date:** 02/02/2018

**Planning Appeals Decided  
Between 01/01/2018 and 31/03/2018**

**Application No.:** ANT/17/00486                      **Application Type:** ANT                      **Ward:** Heswall

**Case Officer:** Miss A McDougall                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Cornerstone Telecommunications Infrastructure LTD & Vodafone                      **Agent:** Clarke Telecom Limited

**Location:** Junction of Telegraph Road/ Oldfield Drive, Heswall, Wirral, CH60 6RP

**Proposal:** Installation of a 17.5m streetworks telecommunications, supporting 3no antennas and 2no 0.3m transmission dishes

**Appeal Ref.:** 3181440                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                      **Decision Date:** 26/01/2018

**Application No.:** APP/15/01571                      **Application Type:** APP                      **Ward:** Birkenhead and Tranmere

**Case Officer:** Mr K Spilsbury                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Mr W Hariz                      **Agent:** SDA Architecture & Surveying

**Location:** Queens Hotel, 1 PARK ROAD EAST, BIRKENHEAD, CH41 4BB

**Proposal:** Variation of condition 6 on APP/14/01018 to increase the number of bedrooms in the HMO from 16 to 20.

**Appeal Ref.:** 3182571                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                      **Decision Date:** 17/01/2018

**Application No.:** APP/17/00424                      **Application Type:** APP                      **Ward:** West Kirby and Thurstaston

**Case Officer:** Mrs MA Jackson                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Mr Trevor Fisher                      **Agent:** Bryson Architecture

**Location:** 8 ENNISDALE DRIVE, NEWTON, CH48 6DX

**Proposal:** Two Storey Side Extension

**Appeal Ref.:** 3182783                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed                      **Decision Date:** 06/02/2018

**Planning Appeals Decided  
Between 01/01/2018 and 31/03/2018**

**Partly Allowed**

<b>Application No.:</b> ADV/17/00417	<b>Application Type:</b> ADV	<b>Ward:</b> Birkenhead and Tranmere
<b>Case Officer:</b> Mr N Williams	<b>Council Decision:</b> Refuse (mixed use)	<b>Decision Level:</b> Delegated
<b>Applicant:</b> Lidl UK	<b>Agent:</b> One Design Architectural Services Ltd.	
<b>Location:</b> Lidl, OXTON ROAD, BIRKENHEAD, CH41 2TN		
<b>Proposal:</b> 1no. Lidl branded internally illuminated 6m high totem sign with Lidl logo, opening times and other store information. 6no. 48 sheet billboards wall mounted on the front and rear facade of the building. 1no. 7m hoarding advert with timber infill below and 4no. 48 sheet free standing billboards.		
<b>Appeal Ref.:</b> 3183892	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Partly Allowed	<b>Decision Date:</b> 19/01/2018	

**Grand Total: 13**

	Total
Allowed	<b>3</b> <b>23%</b>
Dismissed	<b>9</b> <b>69%</b>
Partly Allowed	<b>1</b> <b>7%</b>
<b>Total</b>	<b>13</b> <b>100%</b>

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**Planning Applications Decided Under  
Delegated Powers Between  
12/03/2018 and 09/04/2018**

**Application No.:** APP/16/01301                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Withdrawn  
**Case Officer:** Mr N Williams  
**Applicant:** Mrs Cowan                              **Agent:** Bromilow Architects Ltd  
**Location:** Land at Parkgate Lane, Thornton Hough, Wirral  
**Proposal:** Retention of access to north side of Parkgate Lane giving access to fields (created as part of Cross Wirral high voltage cable works)

**Application No.:** APP/17/01401                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                                    **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Hennessey                              **Agent:** Garry Usherwood Associates Limited  
**Location:** Rear of The Chase, NOCTORUM ROAD, NOCTORUM, CH43 9UQ  
**Proposal:** Proposed new dwelling on land to the rear of The Chase with associated landscaping and retrospective consent for a new access drive (Alternative to planning permission APP/14/00564)

**Application No.:** DEM/17/01437                      **Application Type:** Prior Notification of Demolition  
**Ward:** Eastham                                        **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Prior Approval Given  
**Case Officer:** Ms J Storey  
**Applicant:** Wirral Council                              **Agent:**  
**Location:** The Lyndale School, LYNDAL AVENUE, EASTHAM, CH62 8DE  
**Proposal:** The building is an old school building that is now disused and is of steel frame with a brick and block cavity external wall construction. Single story with insulated flat roof areas. All external tarmacadam, paving and concrete paths and car park areas will be removed. The building is not required as a council asset and is now classed as a council saving in demolishing the structure. If the building is left it will fall into disrepair which will be a safety issue to the surrounding buildings. The building will be demolished using traditional methods (360 excavator) however, the demolition contractor will provide a full Health and Safety Plan including Risk Assessments and method statements regarding the safe demolition of the building. Possible future development but not known at this time. The site will be layed with a top soil for the interim.

**Application No.:** OUT/17/01443                      **Application Type:** Outline Planning Permission  
**Ward:** Claughton                                    **Decision Level:** Delegated  
**Decision Date:** 13/03/2018                      **Decision:** Refuse  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr Morris                                      **Agent:** Irvin Consultants  
**Location:** Birkenhead Car Sales, 1A-1C GROSVENOR ROAD, BIRKENHEAD, CH43 4UR  
**Proposal:** Demolition of existing workshops and the development of 35 self-contained flats in 2No. blocks.

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**Application No.:** ADV/17/01470                      **Application Type:** Advertisement Consent  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Refuse  
**Case Officer:** Mrs J McMahon  
**Applicant:** Tranmere Rovers Football Club                      **Agent:**  
**Location:** Prenton Park Stadium, PRENTON ROAD WEST, PRENTON, CH42 9PY  
**Proposal:** Advertising Signage

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**Application No.:** APP/17/01485                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and  
Tranmere    **Decision Level:** Delegated  
**Decision Date:** 27/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** One Vision Housing                      **Agent:** Halsall Lloyd Partnership  
**Location:** The Coach House, 21 CLIFTON ROAD, TRANMERE, CH41 2SF  
**Proposal:** Refurbishment of 'The Coach House' which is presently an office to form a self-contained dwelling, including provision external space within the existing carpark space of the main building (listed building).(Amended).

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**Application No.:** LBC/17/01486                      **Application Type:** Listed Building Consent  
**Ward:** Birkenhead and  
Tranmere    **Decision Level:** Delegated  
**Decision Date:** 27/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** One Vision Housing                      **Agent:** Halsall Lloyd Partnership  
**Location:** The Coach House, 21 CLIFTON ROAD, TRANMERE, CH41 2SF  
**Proposal:** Refurbishment of 'The Coach House' which is presently an office to form a self-contained dwelling, including provision external space within the existing carpark space of the main building (listed building).(Amended).

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**Application No.:** APP/17/01566                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 12/03/2018                      **Decision:** Refuse  
**Case Officer:** Mr C Smith  
**Applicant:** XPM Ltd    **Agent:**  
**Location:** Graham Lodge, 73 MEOLS DRIVE, WEST KIRBY, CH48 5DF  
**Proposal:** Change of use to a 9 bed HMO (Retrospective application).

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**Application No.:** APP/17/01580                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and  
Irby    **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Mrs Bailey    **Agent:** Mr Varley  
**Location:** 81 WOOD LANE, GREASBY, CH49 2PX  
**Proposal:** Erection of 2 storey side extension providing accommodation for ground floor living/dining room and laundry and wc and first floor bedroom and dressing room and associated alterations (amended).

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**Application No.:** APP/17/01583                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 26/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** MCI Developments                      **Agent:** Jennings Design Associates  
**Location:** Field House, 34 STANLEY ROAD, HOYLAKE, CH47 1HP  
**Proposal:** Proposed extension and remodeling of 34 Stanley Road. The works to the overall site include single storey extensions to the side and rear, including a rear patio and associated works.

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**Application No.:** APP/17/01598                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Mrs Shepherd                      **Agent:** Mr J White  
**Location:** Groveside Barn, WILLASTON ROAD, THORNTON HOUGH, CH63 4JG  
**Proposal:** Proposal to change use of Existing Stable block to a 2 bedroom Dwelling.

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**Application No.:** APP/17/01600                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Lewis                      **Agent:** RADM Architects  
**Location:** Whistling Sands, 15 DALESWAY, HESWALL, CH60 4RU  
**Proposal:** Demolition of existing dwelling and outbuildings and construction of new two-storey detached dwelling with detached double garage/store

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**Application No.:** APP/17/01602                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 21/03/2018                      **Decision:** Approve  
**Case Officer:** Mr B Pratley  
**Applicant:** Mr P Sathakaran                      **Agent:**  
**Location:** 71-73 RIDGEWOOD DRIVE, PENSBY, CH61 8RF  
**Proposal:** Single storey flat roof rear extension, internal alterations & new shop front

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**Application No.:** APP/18/00004                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Caputo                      **Agent:** SDL Properties  
**Location:** 128 KYLEMORE DRIVE, PENSBY, CH61 6XY  
**Proposal:** Erection of single storey front and rear extensions

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**Application No.:** APP/18/00028                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 12/03/2018                      **Decision:** Refuse  
**Case Officer:** Mr C Smith  
**Applicant:** Mr Reckless    **Agent:** SHACK Architecture ltd  
**Location:** Summit, 10 GREENFIELD LANE, HESWALL, CH60 9HG  
**Proposal:** Conditions 3 & 4 to be removed (APP/17/01248).

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**Application No.:** APP/18/00034                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Archer    **Agent:**  
**Location:** Greenlawn, 35 CROFT DRIVE EAST, CALDY, CH48 1LX  
**Proposal:** Standard single storey rear extension to an existing dwelling, all materials to match existing finishes.

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**Application No.:** OUT/18/00051                      **Application Type:** Outline Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 21/03/2018                      **Decision:** Refuse  
**Case Officer:** Mrs S Day  
**Applicant:** Mr & Mrs Stockell    **Agent:** KJP Architecture  
**Location:** Thingwall House, 574 PENSBY ROAD, THINGWALL, CH61 7UE  
**Proposal:** One new dormer style dwelling

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**Application No.:** APP/18/00053                      **Application Type:** Full Planning Permission  
**Ward:** Seacombe    **Decision Level:** Delegated  
**Decision Date:** 28/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr X Yao    **Agent:**  
**Location:** Vacant Shop, 70 LISCARD ROAD, EGREMONT, CH44 8AA  
**Proposal:** Change of use to restaurant from shop.

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**Application No.:** APP/18/00054                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Finnegan    **Agent:** SHACK Architecture ltd  
**Location:** Land At Former St Minver, GREENFIELD LANE, HESWALL, CH60 9HG  
**Proposal:** Erection of a 1.6m high boundary wall and detached double garage.

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**Application No.:** APP/18/00058                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 03/04/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Miss Kennedy                                      **Agent:**  
**Location:** 22 WINDY BANK, PORT SUNLIGHT, CH62 5ED  
**Proposal:** Garden design with the installation of a garden shed, log store and seating arbour. Listed building consent granted 20/12/2017.

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**Application No.:** APP/18/00063                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Kilpatrick                                      **Agent:**  
**Location:** 9 KIRBY CLOSE, WEST KIRBY, CH48 2HB  
**Proposal:** Extension & alterations to existing single storey, two bedroom bungalow including replacement roof structure & remodelling to create a two storey, four bedroom house.

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**Application No.:** APP/18/00064                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry                                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** R H Autos                                      **Agent:** Griffiths Thompson Partnership  
**Location:** 117A NEW CHESTER ROAD, TRANMERE  
**Proposal:** Demolition of existing building and erection of new MOT Centre and mini start-up units

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**Application No.:** APP/18/00065                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                                      **Decision Level:** Delegated  
**Decision Date:** 13/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Russell                                      **Agent:** KJP Architecture  
**Location:** Kiddy Factory Nursery, 36 LORNE ROAD, OXTON, CH43 2JN  
**Proposal:** Single storey rear extension and covered walkway - for existing child places only, no additional places

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**Application No.:** APP/18/00066                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr & Mrs Walsh                                      **Agent:** Architects-Direct.com  
**Location:** Crofts Bank Lodge, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 4JT  
**Proposal:** TWO STOREY SIDE EXTENSION AND IMPROVEMENTS TO THE EXISTING DWELLING

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<b>Application No.:</b>	APP/18/00068	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs Emma Dean	<b>Agent:</b>	
<b>Location:</b>	52 AUDLEM AVENUE, OXTON, CH43 2NN		
<b>Proposal:</b>	Erection of a front porch.		
<b>Application No.:</b>	APP/18/00069	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/04/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Miss Lamb	<b>Agent:</b>	
<b>Location:</b>	138 MOUNT ROAD, PRENTON, CH42 8NN		
<b>Proposal:</b>	Domestic vehicular access - dropped kerb.		
<b>Application No.:</b>	LBC/18/00071	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr Smith	<b>Agent:</b>	Paddock Johnson Partnership
<b>Location:</b>	28 PARK ROAD, PORT SUNLIGHT, CH62 4UU		
<b>Proposal:</b>	Replacement first floor window to side elevation		
<b>Application No.:</b>	APP/18/00072	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Cairns	<b>Agent:</b>	
<b>Location:</b>	28 ST ANDREWS ROAD, CLAUGHTON, CH43 1TD		
<b>Proposal:</b>	kitchen and dining room extension to the rear of the property		
<b>Application No.:</b>	APP/18/00075	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	28/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr G Maxwell	<b>Agent:</b>	Mr R Vickers
<b>Location:</b>	28 PARKFIELD ROAD, BEBINGTON, CH63 3DS		
<b>Proposal:</b>	Two storey side and rear extension		

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**Application No.:** APP/18/00076                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 12/03/2018                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** L.V.W Group Ltd.                      **Agent:** Jones & Wathen Ltd.  
**Location:** 213 CLEVELAND STREET, BIRKENHEAD, CH41 3QE  
**Proposal:** Demolition of existing building and erection of a replacement building for the existing and expansion of the business for auto spares sales and distribution.

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**Application No.:** APP/18/00077                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 13/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Murphy                      **Agent:** Pride Road Liverpool South  
**Location:** 152 FRANKBY ROAD, NEWTON, CH48 9XA  
**Proposal:** Erection of a two-storey side extension

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**Application No.:** DLS/18/00078                      **Application Type:** Reserved Matters  
**Ward:** Claughton                      **Decision Level:** Delegated  
**Decision Date:** 13/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr Adams                      **Agent:**  
**Location:** 65 BIDSTON ROAD, OXTON, CH43 6TR  
**Proposal:** Reserved matters for the erection of a detached house and garage

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**Application No.:** APP/18/00079                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                      **Decision Level:** Delegated  
**Decision Date:** 14/03/2018                      **Decision:** Withdrawn  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Hyde                      **Agent:** Survey by Design Ltd  
**Location:** Land to the rear of 1 SANDFIELD ROAD, NEW BRIGHTON, CH45 1JQ  
**Proposal:** Construction of new two-storey dwelling

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**Application No.:** APP/18/00080                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 14/03/2018                      **Decision:** Withdrawn  
**Case Officer:** Mrs S Day  
**Applicant:** Mr & Mrs Clarke                      **Agent:** SHACK Architecture Ltd  
**Location:** Farr End, 19 FARR HALL DRIVE, HESWALL, CH60 4SH  
**Proposal:** The proposal is for a new dwelling on a plot of land adjacent to the existing house. The new dwelling will be a dormer style bungalow with garden space and two off road parking spaces .

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<b>Application No.:</b>	APP/18/00081	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/03/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Larton Livery	<b>Agent:</b>	CS-PES Planning Consultant
<b>Location:</b>	Larton Livery, FRANKBY STILES, FRANKBY		
<b>Proposal:</b>	Construction of hardstanding for additional car parking, storage and sales area		
<b>Application No.:</b>	APP/18/00084	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	19/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Port Sunlight Village Trust	<b>Agent:</b>	Paddock Johnson Partnership
<b>Location:</b>	Garages to rear of Windy Bank and Queen Mary's Drive, PORT SUNLIGHT, CH62 5EB		
<b>Proposal:</b>	Erection of 16no new build garages (replacement) and new parking area on existing parking area to rear of Windy Bank and Queen Mary's Drive		
<b>Application No.:</b>	APP/18/00085	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/03/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Marshall	<b>Agent:</b>	Magnus Technical Engineering Ltd
<b>Location:</b>	44 HEATHFIELD ROAD, BEBINGTON, CH63 3BS		
<b>Proposal:</b>	Erection of a single storey rear extension and rear dormer to include hip to gable		
<b>Application No.:</b>	APP/18/00087	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Beesley	<b>Agent:</b>	Treadsafe
<b>Location:</b>	56 ALBION STREET, NEW BRIGHTON, CH45 9JH		
<b>Proposal:</b>	New conservatory to rear elevation		
<b>Application No.:</b>	APP/18/00088	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Vanderwerff	<b>Agent:</b>	Mr Mathews
<b>Location:</b>	182 GREASBY ROAD, GREASBY, CH49 3NH		
<b>Proposal:</b>	Erection of a two-storey side extension and rear conservatory		



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**Application No.:** APP/18/00092                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** McDonald's Restaurants Ltd                      **Agent:** Planware Limited  
**Location:** McDonalds, The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH, CH62 3PN  
**Proposal:** Installation of new "Folded Roof" concept, comprising of new aluminium cladding to the roof.  
Installation of new fascia signage.

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**Application No.:** ADV/18/00093                      **Application Type:** Advertisement Consent  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** McDonald's Restaurants Ltd                      **Agent:** Planware Limited  
**Location:** McDonalds, The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH, CH62 3PN  
**Proposal:** Installation of new fascia signage. Installation and retention of 9 no. fascia signs

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**Application No.:** APP/18/00094                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 27/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr James Gordon                                      **Agent:**  
**Location:** 19 MAELOR CLOSE, BROMBOROUGH, CH63 0HW  
**Proposal:** Remove rear conservatory and part of store. Construct a two storey rear extension and pitched roof to store.(AMENDED PLAN)

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**Application No.:** APP/18/00095                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry    **Decision Level:** Delegated  
**Decision Date:** 12/03/2018                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** MGS Estates UK Ltd.                                      **Agent:**  
**Location:** 14 ROCK LANE WEST, ROCK FERRY, CH42 1RF  
**Proposal:** Change of use from 3 No. flats into 3 No. flats & 2 No. bedsits

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**Application No.:** APP/18/00096                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Mr Randles    **Agent:**  
**Location:** 2 CROSBY CLOSE, UPTON, CH49 4PA  
**Proposal:** Proposed two storey side extension and single storey front porch extension.

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**Application No.:** APP/18/00097                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2018                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr & Mrs Favager                      **Agent:**  
**Location:** Seafield, 49 BIRKENHEAD ROAD, MEOLS, CH47 5AF  
**Proposal:** ERECTION OF NEW DETACHED 3 BEDROOM DWELLING. PART SINGLE AND PART TWO STOREY.

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**Application No.:** APP/18/00107                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 12/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Smylie                      **Agent:** Collins Architecture  
**Location:** 10 MEADWAY, BROMBOROUGH, Wirral, CH62 2AR  
**Proposal:** Loft conversion with rear dormer and balcony.

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**Application No.:** APP/18/00108                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 21/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Mr & Mrs Walker                      **Agent:** M F Architecture Ltd  
**Location:** Heather Ridge, 64 PIPERS LANE, HESWALL, CH60 9HN  
**Proposal:** Proposed first floor side extension together with extended balcony and replacement balcony balustrade. Including window amendments.

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**Application No.:** APP/18/00109                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr Rose                      **Agent:** KJP Architecture  
**Location:** Chambers Bar and Grill, 1-5 THE MOUNT, HESWALL, CH60 4RE  
**Proposal:** Extension to and change of use of existing outbuilding to mobile phone repair shop (retrospective).

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**Application No.:** APP/18/00111                      **Application Type:** Full Planning Permission  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Mr Scott Owens                      **Agent:**  
**Location:** 19 CAERNARVON CLOSE, UPTON, CH49 4PL  
**Proposal:** Double storey side extension. Kitchen and utility and day room on ground floor. Bathroom, bedroom and en-suite first floor.

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**Application No.:** APP/18/00113                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Shore    **Agent:** Mr  
**Location:** 21 BOUNDARY ROAD, NEWTON, CH48 1LE  
**Proposal:** Single storey rear extension

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**Application No.:** APP/18/00114                      **Application Type:** Full Planning Permission  
**Ward:** Oxtou    **Decision Level:** Delegated  
**Decision Date:** 26/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Edge Architects    **Agent:** edge architects ltd  
**Location:** 3 KYLEMORE ROAD, OXTON, CH43 2HA  
**Proposal:** Part demolish existing lower ground floor extension and replace with single storey conservatory to rear. Reface existing low level parapet walls and make alterations to garden retaining walls.

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**Application No.:** APP/18/00116                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Diocese of Chester    **Agent:** Landor Planning Consultants Limited  
**Location:** The Rectory, 1 CHURCH LANE, WOODCHURCH, CH49 7LS  
**Proposal:** Proposed construction of one detached dwelling, alterations to boundary wall to form new vehicular driveway access and landscaping.

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**Application No.:** LBC/18/00117                      **Application Type:** Listed Building Consent  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Diocese of Chester    **Agent:** Landor Planning Consultants Limited  
**Location:** The Rectory, 1 CHURCH LANE, WOODCHURCH, CH49 7LS  
**Proposal:** Alterations to boundary wall to form new vehicular driveway access and landscaping (linked APP/18/00116).

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**Application No.:** APP/18/00119                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 26/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Rylands    **Agent:**  
**Location:** 104 HEYGARTH ROAD, EASTHAM, CH62 8AF  
**Proposal:** Demolition of existing garage and erection of single storey side and rear extension

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<b>Application No.:</b>	APP/18/00120	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/04/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Cook	<b>Agent:</b>	
<b>Location:</b>	54 TRAFALGAR DRIVE, BEBINGTON, CH63 7RW		
<b>Proposal:</b>	Erection of single storey rear extension.		
<b>Application No.:</b>	APP/18/00121	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Wolff	<b>Agent:</b>	Mr Wood
<b>Location:</b>	12 MORELLO DRIVE, SPITAL, CH63 9AD		
<b>Proposal:</b>	Single storey rear extension with bi fold doors and pitched roof. New internal walls to form utility and extended kitchen. All materials to match existing		
<b>Application No.:</b>	APP/18/00122	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Parry-Davies		
<b>Applicant:</b>	Mr Henry Hipps	<b>Agent:</b>	
<b>Location:</b>	West Ridge Lodge, INGESTRE ROAD, OXTON, CH43 5TZ		
<b>Proposal:</b>	Proposed new garage and minor alterations.		
<b>Application No.:</b>	ADV/18/00123	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Parry-Davies		
<b>Applicant:</b>	JD Sports Fashion PLC	<b>Agent:</b>	Innovate Signs
<b>Location:</b>	2 THE PYRAMIDS, BIRKENHEAD, WIRRAL, CH41 2ZL		
<b>Proposal:</b>	Item 1 (A,B) = 2 x Fascia Signs. Item 2 (A,B) = 2 x Projection Signs		
<b>Application No.:</b>	APP/18/00124	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr Cowley	<b>Agent:</b>	Architectural Emporium
<b>Location:</b>	Westways, 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ		
<b>Proposal:</b>	The proposal is for the subdivision of the existing building into 4 apartments, with the erection of a two storey rear extension housing one further single dwelling. A total of 5 properties		

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**Application No.:** APP/18/00125                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                                      **Decision Level:** Delegated  
**Decision Date:** 27/03/2018                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Mr Robertson                                      **Agent:** Bryson Architecture  
**Location:** The Learning Tree, 47 BERYL ROAD, NOCTORUM, CH43 9RS  
**Proposal:** Variation of Condition 1 86/05306 Increase the number of permitted children from 20 to 56.

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**Application No.:** APP/18/00126                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 28/03/2018                      **Decision:** Approve  
**Case Officer:** Mr M Parry-Davies  
**Applicant:** InstaVolt Limited                                      **Agent:**  
**Location:** Laird Street Service Station, LAIRD STREET, BIRKENHEAD, CH41 7AJ  
**Proposal:** InstaVolt are proposing to install two rapid electric vehicle charging stations within the grounds of Laird Street Service Station, Birkenhead. Existing space will become two EV charging bays, along with associated equipment.

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**Application No.:** APP/18/00128                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr M Parry-Davies  
**Applicant:** Mrs Overington                                      **Agent:**  
**Location:** 99 BRIMSTAGE ROAD, BARNSTON, CH60 1XF  
**Proposal:** Change of use of residential flat (99 Brimstage Road) to commercial use (office space).

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**Application No.:** APP/18/00129                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                              **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Aldwinckle                                      **Agent:** Owen Ellis Architects  
**Location:** 50 STANLEY ROAD, HOYLAKE, CH47 1HY  
**Proposal:** Erection of a porch, new steps and decking to the front. Removal of existing bay window to the rear, new/replacement windows to basement, ground floor and first-floor. Demolition of existing carport to be replaced with new parking area. Existing sandstone wall to rear garden modified to include fencing above and erection of a timber shed

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**Application No.:** APP/18/00130                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr & Mrs Lewis                                      **Agent:** s n amery architectural services  
**Location:** 58 BRIDLE ROAD, EASTHAM, CH62 8BR  
**Proposal:** Single storey side and rear extension

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**Application No.:** APP/18/00131                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 26/03/2018                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Legacie Developments                      **Agent:** Falconer Chester Hall Ltd  
**Location:** SAWREY KNOTTS, 18 CROFT DRIVE, CALDY  
**Proposal:** The proposal to the replace the recently approved scheme (ref: APP/17/00928) to include a basement that covers the full extents of the house above. The last approved scheme has a basement level which has a three car garage and plant room/swimming pool plant room. The revised design which seeks approval will have a full basement which will have storage, a cinema, WC and game rooms. The house is on site as the pre-commencement conditions had been discharged for the original approval (ref: APP/16/01202) and the original basement garage/plant room has been constructed.

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**Application No.:** APP/18/00132                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Hodkinson                      **Agent:** SDA Architecture Limited  
**Location:** 61 POULTON ROAD, SPITAL, CH63 9LD  
**Proposal:** Single storey extension and loft conversion

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**Application No.:** APP/18/00133                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Hartman                      **Agent:** Mr Carney  
**Location:** 6 LEAWAY, GREASBY, CH49 2PZ  
**Proposal:** Single storey side and rear extension

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**Application No.:** APP/18/00134                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 26/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Keogh                      **Agent:** Mr Carney  
**Location:** 6 DEE PARK ROAD, GAYTON, CH60 3RQ  
**Proposal:** Garage conversion to form utility & playroom and first floor bedroom extension

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**Application No.:** APP/18/00136                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2018                      **Decision:** Approve  
**Case Officer:** Mr M Parry-Davies  
**Applicant:** Downmac Electrical                      **Agent:**  
**Location:** 25 COVERTSIDE, NEWTON, CH48 9UD  
**Proposal:** Double extension to side of property. Single extension to rear.

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**Application No.:** APP/18/00141                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 21/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Peter Barlow                      **Agent:**  
**Location:** 66 PIPERS LANE, HESWALL, CH60 9HN  
**Proposal:** Erection of first and ground floor extensions, raising of roof, extension to balcony at the front and alterations to windows

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**Application No.:** OUT/18/00143                      **Application Type:** Outline Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr M Parry-Davies  
**Applicant:** Nugent Properties Ltd                      **Agent:** Azzurri Architects  
**Location:** Conifers, 24 KYLEMORE DRIVE, PENSBY, CH61 6YF  
**Proposal:** The proposal is for outline approval of a two storey, four bedroom detached domestic residence with 2No. off road parking spaces, on land adjacent to 24 Kylemore Drive, Pensby CH61 6YF.

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**Application No.:** APP/18/00146                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 04/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Lord                                      **Agent:** Spring Architects Ltd  
**Location:** The Paddock, 164 BARNSTON ROAD, BARNSTON, CH61 1BZ  
**Proposal:** Demolition of existing garage and shed. Single storey garage, utility and wc extension. Internal remodelling and refurbishment works. New en suite first floor bathroom.

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**Application No.:** APP/18/00147                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 28/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Millar                      **Agent:** Daccus ACM Ltd  
**Location:** 7 HAZELWOOD, GREASBY, CH49 2RQ  
**Proposal:** Erection of a first-floor and single storey rear extensions, new dormer bedroom suite over garage and installation of first-floor windows.

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**Application No.:** ADV/18/00151                      **Application Type:** Advertisement Consent  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** One Stop Stores                      **Agent:** Innovate Signs  
**Location:** 49B ARROWE PARK ROAD, UPTON, CH49 0UB  
**Proposal:** Item 1(A,B,) = 2 x Fascia Sign. Item 2 (A,B,C,D) = 4 x Window Graphics. Item 4 = 3 x Poster Frames. (Amended).

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<b>Application No.:</b>	APP/18/00152	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/03/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr McCormac	<b>Agent:</b>	OB Designs
<b>Location:</b>	39 GLEGGSIDE, NEWTON, CH48 6DY		
<b>Proposal:</b>	First Floor Side Extension		
<b>Application No.:</b>	APP/18/00153	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/04/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Rogers	<b>Agent:</b>	d2 architects
<b>Location:</b>	Red Bank, 76 SPARKS LANE, THINGWALL, CH61 7XQ		
<b>Proposal:</b>	Proposed rear and front single storey extensions. Detached Garage.		
<b>Application No.:</b>	APP/18/00157	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/04/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr C Smith		
<b>Applicant:</b>	Mr B Lawrence	<b>Agent:</b>	Bathgate Design Solutions
<b>Location:</b>	64 NEVILLE ROAD, BROMBOROUGH, CH62 7JE		
<b>Proposal:</b>	Two storey side and rear extension to house.		
<b>Application No.:</b>	APP/18/00159	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/04/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr C Smith		
<b>Applicant:</b>	Mr M Gleave	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	26 DINGWALL DRIVE, GREASBY, CH49 1SG		
<b>Proposal:</b>	Single storey rear and side extensions.		
<b>Application No.:</b>	APP/18/00161	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	28/03/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Parry-Davies		
<b>Applicant:</b>	AMBER RESATAURANT	<b>Agent:</b>	Mr Christie
<b>Location:</b>	14-15 Coronation Buildings, WALLASEY ROAD, LISCARD, CH45 4NE		
<b>Proposal:</b>	Installation of timber cladding New entrance door Installation of lighting trough Spray shop front and roller shutter		



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**Application No.:** ADV/18/00162                      **Application Type:** Advertisement Consent  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 28/03/2018                      **Decision:** Approve  
**Case Officer:** Mr M Parry-Davies  
**Applicant:** AMBER RESATAURANT                      **Agent:** Mr Christie  
**Location:** 14-15 Coronation Buildings, WALLASEY ROAD, LISCARD, CH45 4NE  
**Proposal:** Installation of timber cladding New entrance door Installation of lighting trough Spray shop front and roller shutter  
1No. Colonel sign 1No. KFC letters 1No. Projection sign

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**Application No.:** APP/18/00163                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Refuse  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr John Connick                              **Agent:** Jones & Wathen Ltd  
**Location:** 80 THE RAKE, BROMBOROUGH, WIRRAL, CH62 7AJ  
**Proposal:** Erection of a single storey side extension

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**Application No.:** APP/18/00164                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Refuse  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Cheers                              **Agent:** Burton Architects  
**Location:** 129 KINGS DRIVE, IRBY, CH61 9QE  
**Proposal:** Demolition of an existing single-storey side extension, erection of a two-storey side extension, single storey side extension, new porch (with canopy) and widened vehicle access.

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**Application No.:** APP/18/00165                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs McConnell                              **Agent:** Architects-Direct.com  
**Location:** 39 GORSEHILL ROAD, NEW BRIGHTON, CH45 9JA  
**Proposal:** Construction of new single storey rear and side extension, new steps to the side and alterations to garden steps.

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**Application No.:** APP/18/00166                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Stewart                              **Agent:** s n amery architectural services  
**Location:** 226 ALLPORT ROAD, BROMBOROUGH, CH63 0HD  
**Proposal:** Single storey rear extension, single storey front extension and garage conversion.

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**Application No.:** APP/18/00168                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 28/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Hutchinson                      **Agent:**  
**Location:** Rhu, 3 LINKS HEY ROAD, CALDY, CH48 1NA  
**Proposal:** Redevelopment of dwelling including; two storey front, two storey front, side and rear extension with balcony and alterations to the driveway including boundary treatment.

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**Application No.:** APP/18/00169                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Palmer                      **Agent:** Bryson Architecture  
**Location:** 58 BURLINGHAM AVENUE, NEWTON, CH48 8AR  
**Proposal:** First floor side extension, external alterations to elevations, garage conversion and pitched roof to single storey front living room.

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**Application No.:** APP/18/00171                      **Application Type:** Full Planning Permission  
**Ward:** Prenton                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Bradley                      **Agent:** Bryson Architecture  
**Location:** 21 PRENTON ROAD EAST, TRANMERE, CH42 7LQ  
**Proposal:** Single storey side and rear extension

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**Application No.:** RESX/18/00178                      **Application Type:** Prior Approval Householder PD  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Philip Green                      **Agent:**  
**Location:** 58 Sandridge Road, Pensby, Wirral, CH61 8RZ  
**Proposal:** An extension of 5 metres, measured to the outer face of the development. The proposed extensions is across the rear of the house (6 metres wide) and will be finished in the materials in keeping with the existing building. i.e. same brick colour, tiles etc. The extension would be of a pitched roof design with velux type roof lights.

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**Application No.:** APP/18/00181                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Approve  
**Case Officer:** Mr B Pratley  
**Applicant:** Mr Thompson                      **Agent:**  
**Location:** 232 IRBY ROAD, IRBY, CH61 2XG  
**Proposal:** Orangery Extension to rear of property and front dormer windows.

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**Application No.:** RESX/18/00182                      **Application Type:** Prior Approval Householder PD  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 19/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr C Smith  
**Applicant:** Mr Mike Murray                      **Agent:** Collins Architecture  
**Location:** 15 GREENHOW AVENUE, WEST KIRBY, CH48 5EL  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.05m for which the maximum height would be 3.95m and for which the height of the eaves would be 2.95m.

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**Application No.:** APP/18/00189                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Refuse  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Smith                      **Agent:** Neal Roberts Arch  
**Location:** Westbrook, FRANKBY STILES, FRANKBY, CH48 1PL  
**Proposal:** Proposed new rear single storey extension, new porch and alterations to the roof.

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**Application No.:** APP/18/00192                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 03/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Blease                      **Agent:** PWE Design  
**Location:** 15 MARSTON CLOSE, OXTON, CH43 2LS  
**Proposal:** Erection of a two storey side extension

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**Application No.:** RESX/18/00193                      **Application Type:** Prior Approval Householder PD  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Prior Approval Given  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr P Gartland                      **Agent:** PWE Design  
**Location:** 102 BERMUDA ROAD, MORETON, CH46 6AY  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5 metres for which the maximum height would be 3.5 metres and for which the height of the eaves would be 2.8 metres

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**Application No.:** APP/18/00197                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 03/04/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Mr & Mrs Jones                      **Agent:** pdv design ltd  
**Location:** 10 WHITFIELD LANE, HESWALL, CH60 7SA  
**Proposal:** Proposed single storey side and rear extension with part of the rear extension being 2 storey(amended).

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**Application No.:** RESX/18/00201                      **Application Type:** Prior Approval Householder PD  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 27/03/2018                      **Decision:** Prior Approval Given  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Lee Irvine    **Agent:**  
**Location:** 11 CLEE HILL ROAD, PRENTON, CH42 8NZ  
**Proposal:** Erection of a rear extension that would extend 4 metres beyond the original rear wall and for which the maximum height would be 3.75 metres and the height of the eaves would be 2.8 metres

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**Application No.:** APP/18/00203                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mrs Pamela Merrick    **Agent:** Jones & Wathen Ltd  
**Location:** 69 GRAMPIAN WAY, MORETON, CH46 0QF  
**Proposal:** Rear/side single storey extension

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**Application No.:** APP/18/00204                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Approve  
**Case Officer:** Mr C Smith  
**Applicant:** Ms Linda Harris    **Agent:** Jones & Wathen Ltd.  
**Location:** 1 Devon Drive, Pensby, Wirral, CH61 8SZ  
**Proposal:** Single storey side extension.

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**Application No.:** LDP/18/00207                      **Application Type:** Lawful Development Certificate Proposed  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Lawful Use  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Jones    **Agent:** Mr Wood  
**Location:** 59 THORNS DRIVE, GREASBY, CH49 3AF  
**Proposal:** Erection of a single storey rear extension and internal alterations

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**Application No.:** APP/18/00208                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Jones    **Agent:** FSP Northern Architects Ltd.  
**Location:** 27 THURSTASTON ROAD, HESWALL, CH60 6SD  
**Proposal:** Rear extension and alterations to first floor roof of existing dwelling to provide additional accommodation.

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**Application No.:** RESX/18/00219                      **Application Type:** Prior Approval Householder PD  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr C Smith  
**Applicant:** Mr E Brammall                      **Agent:**  
**Location:** 20 HADDON DRIVE, PENSBY, CH61 8TE  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 2.5m and for which the height of the eaves would be 3.5m.

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**Application No.:** APP/18/00229                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 06/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** C.O. CATHY LEECH IRWIN                      **Agent:** KVA Architects Ltd.  
MITCHEL LLP  
**Location:** 14 BAUMVILLE DRIVE, SPITAL, CH63 9FE  
**Proposal:** NEW FRONT ENTRANCE WITH DISABLED ACCESS, REAR EXTENSION TO CREATE A THERAPY ROOM AND A KITCHEN AND LEVEL ACCESSES TO ALL EXITS FOR OUR DISABLED CLIENT.

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**Application No.:** APP/18/00230                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 03/04/2018                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Yvonne Bottomley                      **Agent:** Mr Steve Chapman  
**Location:** Clatterbridge Cancer Centre, Clatterbridge Road, Bebington, Wirral, CH63 4JY  
**Proposal:** Placing of temporary unit within hospital for library and computer room, including access path.

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**Application No.:** RESX/18/00232                      **Application Type:** Prior Approval Householder PD  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr C Smith  
**Applicant:** Mr Alan Phillips                      **Agent:** Mr Neill Murray  
**Location:** 7 JUBILEE DRIVE, WEST KIRBY, CH48 5EE  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.25m for which the maximum height would be 3.86m and for which the height of the eaves would be 2.8m.

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**Application No.:** RESX/18/00233                      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr C Smith  
**Applicant:** Vendcare                      **Agent:** Mr Mark Dunn  
**Location:** 16 ALDERLEY ROAD, HOYLAK, CH47 2AX  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.8m for which the maximum height would be 3.5m and for which the height of the eaves would be 3.5m.

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**Application No.:** RESX/18/00236                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr C Smith  
**Applicant:** Mrs Victoria Dunbavin                      **Agent:**  
**Location:** 21 CROSS LANE, BEBINGTON, CH63 3AD  
**Proposal:** Erection of a conservatory which would extend beyond the rear wall of the original house by 3.37m for which the maximum height would be 3.54m and for which the height of the eaves would be 2.91.

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**Application No.:** RESX/18/00238                      **Application Type:** Prior Approval Householder PD  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Alan Gosling                                      **Agent:**  
**Location:** 152 THINGWALL ROAD, IRBY, CH61 3UQ  
**Proposal:** Erection of single storey rear extension

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**Application No.:** APP/18/00242                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 26/03/2018                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** KINLAN LTD                                      **Agent:** Bryson Architecture  
**Location:** Cleared Site, CAMERON ROAD, LEASOWE, CH46 1PL  
**Proposal:** Erection of 6 four bedroom dwellings

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**Application No.:** RESX/18/00245                      **Application Type:** Prior Approval Householder PD  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr C Smith  
**Applicant:** Mrs Susan Powers                                      **Agent:**  
**Location:** 47 GLENAVON ROAD, PRENTON, CH43 0RB  
**Proposal:** Erection of a single storey rear conservatory extension which would extend beyond the rear wall of the original house by 4.8m for which the maximum height would be 4.0 and for which the height of the eaves would be 2.7m.

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**Application No.:** DEM/18/00257                      **Application Type:** Prior Notification of Demolition  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 20/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr N Williams  
**Applicant:** Wirral Council                                      **Agent:** Wirral Council  
**Location:** Pavilion, Irby Recreation Ground, MILL HILL ROAD, IRBY, CH61 4UF  
**Proposal:** Demolition of building. Site to be grassed over.

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**Application No.:** RESX/18/00260                      **Application Type:** Prior Approval Householder PD  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Ian Seymour                      **Agent:** Ultraseal  
**Location:** 1 DUNCAN DRIVE, GREASBY, CH49 2PR  
**Proposal:** Take down existing conservatory which has a projection of 3 metres and replace with a new one projecting 5.5metres.

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**Application No.:** RESX/18/00261                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Matthew Clarke                      **Agent:** Mr Mark Jones  
**Location:** 6 CLAREMONT WAY, HIGHER BEBINGTON, CH63 5QR  
**Proposal:** Single storey rear extension extending up to 4m beyond the main rear elevation of the property

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**Application No.:** DEM/18/00275                      **Application Type:** Prior Notification of Demolition  
**Ward:** Rock Ferry                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr P Yates                      **Agent:** Shack Architecture Ltd  
**Location:** 165,167 &169 BEDFORD ROAD, ROCK FERRY, CH42 2AW  
**Proposal:** Proposed demolition.

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**Application No.:** DEM/18/00300                      **Application Type:** Prior Notification of Demolition  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mr N Williams  
**Applicant:** Aspinall Holdings Limited                      **Agent:** Landor PLanning Consultants Limited  
**Location:** 26 TARRAN WAY WEST, MORETON, CH46 4TT  
**Proposal:** To demolish small, single storey metal clad industrial unit ( circa 228sq.m) and single storey ancillary structures to rear of building. The site is to be cleared down to slab level, but the slab and foundations are to remain. All materials to be removed from site by specialist re-cycling contractor.

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**Application No.:** RESX/18/00306                      **Application Type:** Prior Approval Householder PD  
**Ward:** New Brighton                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2018                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Les Douglas                      **Agent:**  
**Location:** 3 Rakersfield Court, Wallasey, Merseyside, CH45 1NR  
**Proposal:** Conservatory

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**Application No.:** RESX/18/00311      **Application Type:** Prior Approval Householder PD  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 04/04/2018      **Decision:** Prior approval is required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Polley      **Agent:** Architects-Direct.com  
**Location:** 19 RIVERBANK ROAD, HESWALL, CH60 4SQ  
**Proposal:** Single storey rear extension. Extension to be rendered to match existing.

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**Total Number of Applications Decided: 115**

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**Summary of data**

	Total Per D
Approve	82
Lawful Use	1
Prior Approval Given	3
Prior approval is not required	14
Prior approval is required	1
Refuse	11
Withdrawn	3
Report Total	115