

# Planning Committee

21 November 2013

**Reference:**  
**APP/13/01301**

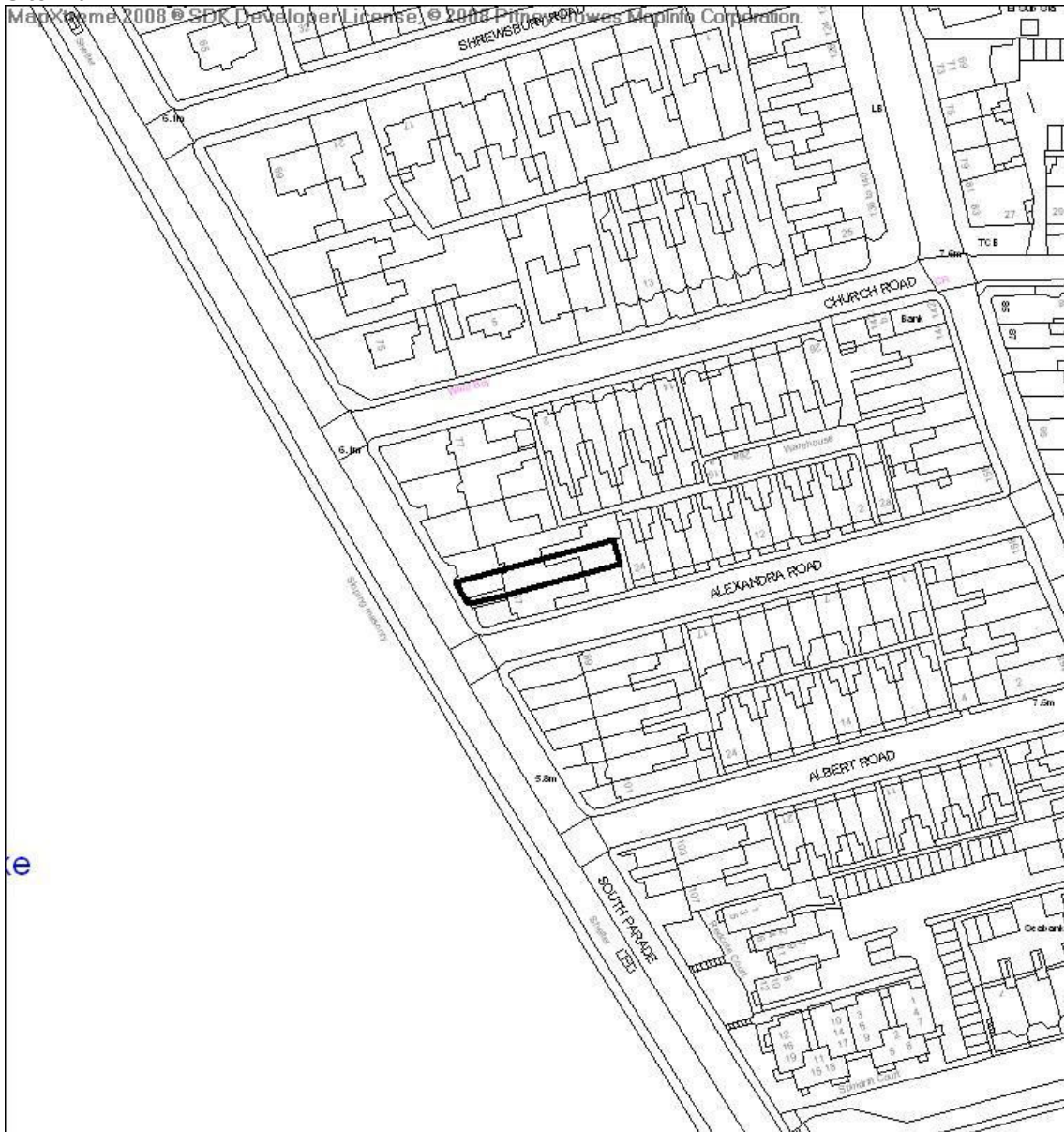
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

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

**Location:** 85A SOUTH PARADE, WEST KIRBY, CH48 0RR  
**Proposal:** Balcony to front, external and internal alterations, and conversion from 2 flats to 1 flat.  
**Applicant:** Mrs F Foley  
**Agent :** SDA Architects & Surveyors

## Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: 85B SOUTH PARADE, WEST KIRBY, CH48 0RR  
Application Type: Full Planning Permission  
Proposal: Addition of a front and rear dormer extension  
Application No: APP/13/00315  
Decision Date: 19/06/2013  
Decision Type: Approve

Location: 85B South Parade, West Kirby, Wirral, CH48 0RR  
Application Type: Full Planning Permission  
Proposal: Retention of french doors to flat 85b and erection of a safety rail and staircase to rear of flat. (amended description)  
Application No: APP/08/06390  
Decision Date: 13/11/2008  
Decision Type: Approve

Location: 85A South Parade, West Kirby, Wirral, CH48 0RR  
Application Type: Full Planning Permission  
Proposal: Conversion of garage to living accommodation and alterations to front elevation  
Application No: APP/07/05769  
Decision Date: 08/06/2007  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 6 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections have been received at the time this report was written.

**DIRECTORS COMMENTS:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

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

**INTRODUCTION**

The application proposes a balcony to front, external and internal alterations, and the conversion from two flats into one.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle, subject to policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 and the National Planning Policy Framework.

**SITE AND SURROUNDINGS**

The site comprises of a rendered art deco style building split into flats, situated on a terrace between two similar style properties. No.77-81 on the terrace are set forward and are of a different design. The property faces West Kirby Marine Lake and is accessed up a set of external steps. There are a mixture of front balconies in the vicinity, including wrought iron balcony to the flat above, and first floor wooden balconies to No.83 (adjacent) and No.81.

**POLICY CONTEXT**

Whilst the building is split into flats, it is considered policy HS11 House Extensions of the adopted Wirral Unitary Development Plan and SPG11 House Extensions are relevant to assess the impact of the external alterations to neighbouring properties. Both policies refer to any increase in overlooking or loss of privacy being detrimental to neighbouring properties. Siting, scale, design and choice of

materials should not be detrimental to the character of the area. SPD2 promotes good quality conversions to flats which will provide a good quality living environment and will not harm the character of the area or surrounding residential properties. The NPPF looks for proposals to contribute to the built environment and build strong economies.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed conversion from two flats down to one flat is considered acceptable and will not harm the amenities of neighbouring properties or the character of the area. The proposal retains an adequate outlook and complies with SPD2.

It is considered front balconies facing the Marine Lake are a feature of the promenade, and as such the balcony is considered acceptable. There are other examples of front balconies in the vicinity including wrought iron balcony to the flat above, and first floor wooden balconies to No.83 (adjacent) and No.81. The proposed materials for the steel frame and glazed balcony are considered acceptable. The proposed doors to the front elevation leading onto the first floor balcony and removal of a door at ground floor are not considered harmful to the character of the building.

As such the proposal is acceptable in relation to policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 and the National Planning Policy Framework.

#### **SEPARATION DISTANCES**

The proposed balcony does not result in direct overlooking, and is not considered to result in loss of privacy to adjacent residential properties. The proposed balcony is adjacent to an existing balcony on No.83. It is not considered necessary to condition a privacy screen between these balconies.

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

There are no highway implications relating to this proposal.

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

There are no environmental/sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is considered acceptable in scale and design and is not deemed detrimental to the character of the area. The proposal complies with policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in scale and design and is not deemed detrimental to the character of the area. The proposal complies with policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 and the National Planning Policy Framework.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17 October 2013 and listed as follows: drawing numbers 140\_2013\_01 and 140\_2013\_02 (dated 27.09.2013)

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

**Further Notes for Committee:**

**Last Comments By:** 19/11/2013 14:15:36  
**Expiry Date:** 12/12/2013