

# Planning Committee

20 August 2015

**Reference:**  
**APP/15/00662**

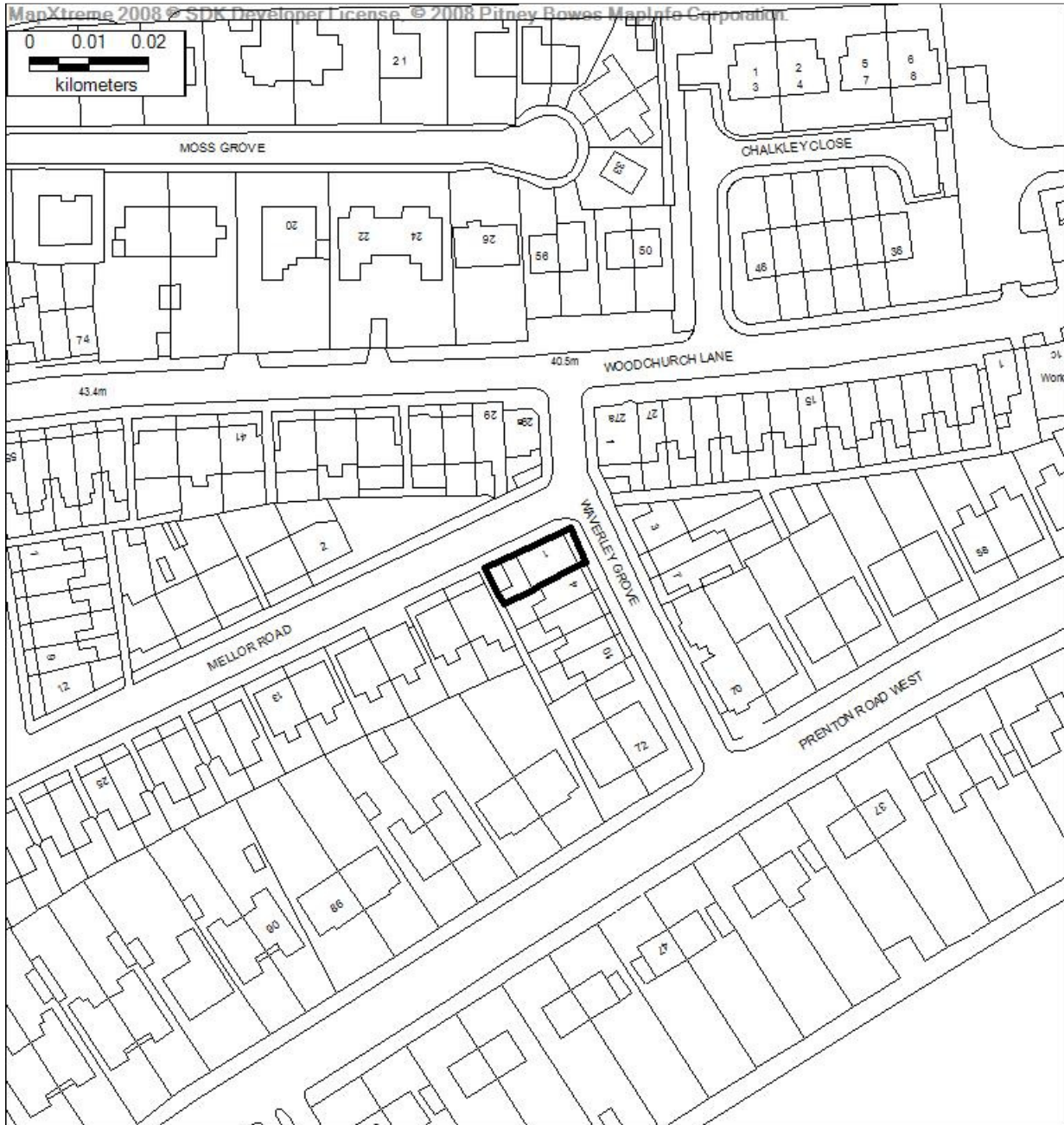
**Area Team:**  
**South Team**

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

**Ward:**  
**Prenton**

**Location:** 1 MELLOR ROAD, PRENTON, WIRRAL  
**Proposal:** Conversion of house into 5 flats including ground and first floor extensions  
**Applicant:** Mr D Beecham  
**Agent :** SDA Architecture & Surveying

## Site Plan:



© Crown copyright and database rights 2014 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Development Plan allocation and policies:

Primarily Residential Area

**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, 17 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 from the occupiers of 3, 5 & 7 Mellor Road, and 4 Waverley Grove. These objections can be summarised as follows:

1. Increased parking and traffic problems;
2. Increase in noise and disturbance;
3. Increase in bins, potentially left on the street

**CONSULTATIONS**

**Head of Environment & Regulation (Pollution Control Division)** - No objection

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objection

**Director's 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. Four letters of objection have been received from neighbouring residents. Under the current scheme of delegation the application must be heard by planning committee.

**INTRODUCTION**

The application is for the conversion of the property into 5 flats, with the erection of a single-storey extension to the rear.

**SITE AND SURROUNDINGS**

The property is a two-storey dwelling located on the corner of Mellor Road and Waverley Grove. The site is designated within Wirral's Unitary Development Plan as a Primarily Residential Area.

**POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy HS13: Self-Contained Flat Conversions and Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions. The National Planning Policy Framework is also relevant.

**APPEARANCE AND AMENITY ISSUES**

The original scheme was for six flats, with a two-storey rear extension. However, following concerns relating to this extension it was removed from the application and replaced with a single-storey extension, with the number of flats reduced to five and the flat in the extension enlarged to an acceptable standard.

There is an existing single-storey rear extension, and the proposed extension is extremely similar in scale - the only difference being it is approximately 1 metre taller and 0.3 metres deeper, with the inclusion of windows and a door as opposed to a garage door. This is minimal and will not have an adverse upon the appearance of the building or the amenities of neighbouring properties.

The conversion of the property into flats will create five one-bedroom flats, all of an acceptable size. All habitable windows will have sufficient outlook and there will be a small rear yard area retained for the storage of bins and bicycles, with an existing glass canopy area removed to provide additional space.

**SEPARATION DISTANCES**

The only new residential windows being created are within the single-storey rear extension, and these windows comply with required separation distances.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

The conversion of the property into five flats will not result in unacceptable parking or traffic implications.

## **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, the proposed conversion and extension of this property will not harm the character or appearance of the area or the amenities of neighbouring properties and the proposal therefore complies with Wirral Unitary Development Plan Policy HS13, Supplementary Planning Document 2 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 proposed conversion and extension of this property will not harm the character or appearance of the area or the amenities of neighbouring properties and the proposal therefore complies with Wirral Unitary Development Plan Policy HS13, Supplementary Planning Document 2 and the National Planning Policy Framework.

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

## **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 24th July 2015 and listed as follows: 23\_2015\_01 Revision A

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

3. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy HS13 in the in the Wirral Unitary Development Plan 2000

4. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS13 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By: 26/06/2015 10:50:33**

**Expiry Date: 17/07/2015**