

# Planning Committee

17 December 2015

**Reference:**  
**APP/15/01467**

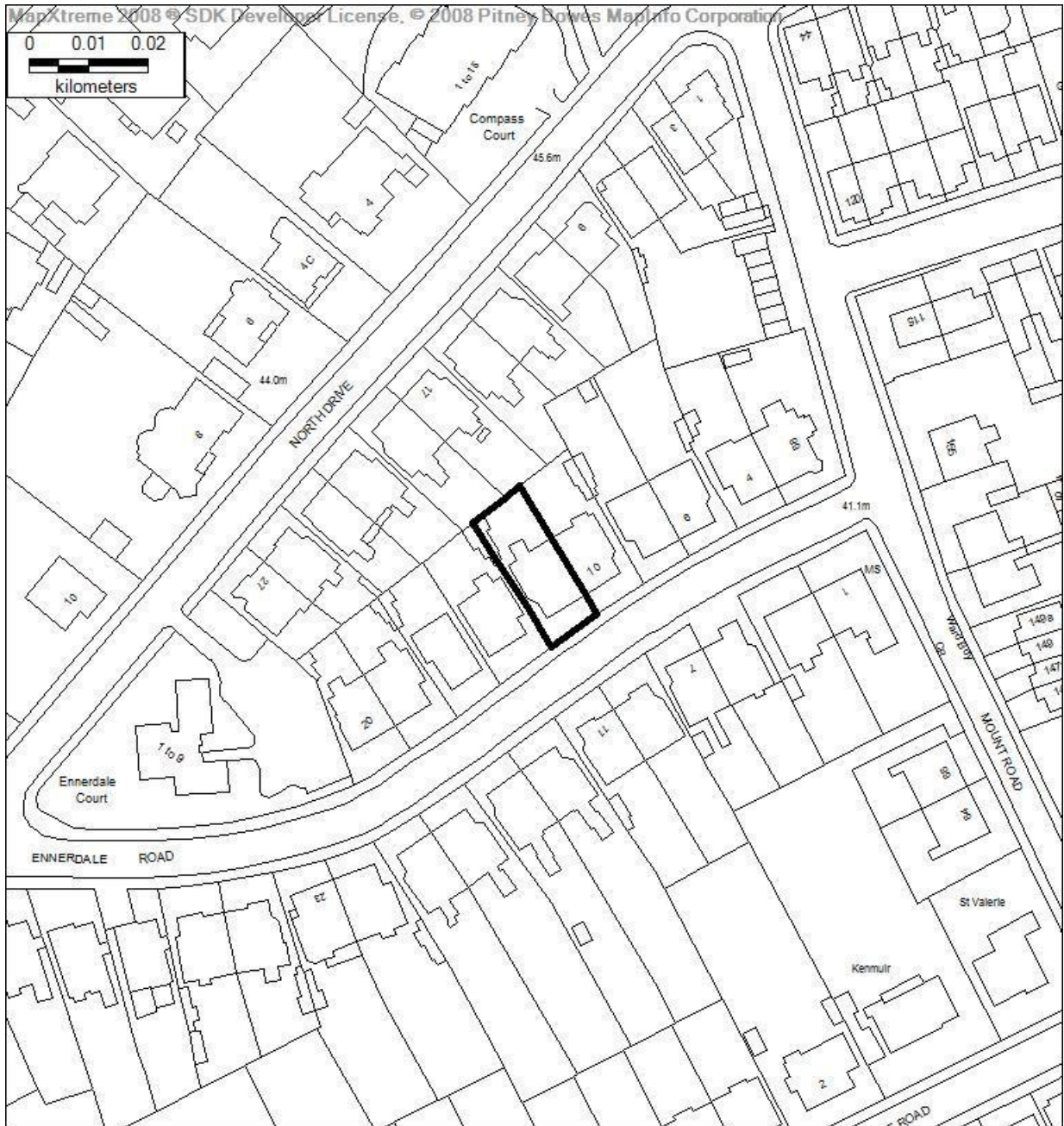
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Wallasey**

**Location:** 12 ENNERDALE ROAD, NEW BRIGHTON, CH45 0LY  
**Proposal:** Loft conversion for an additional self-contained flat with associated off street parking  
**Applicant:** Mr J Hyde  
**Agent :** C C Gladding Architects

## Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: 12 ENNERDALE ROAD, NEW BRIGHTON, CH45 0LY  
Application Type: Full Planning Permission  
Proposal: Formation of additional 2 bedroom flat in loft area  
Application No: APP/15/01179  
Decision Date: 19/10/2015  
Decision Type: Withdrawn

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 9 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing a qualifying petition of objection signed by 25 signatures has been received. The objections are summarised as follows:

1. Impact on the local area - conversion of houses to flat changes the character of the area;
2. Associated parking issues - limited parking and an additional flat would exacerbate parking problems in the road

Councillor Leslie Rennie also objects to the proposals and supports the objections raised by local residents in relation to parking problems and detrimental impact on the character of the area.

**CONSULTATIONS**

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

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of objection signed has been received. Therefore the application is required to be considered and determined by the Planning Committee.

**INTRODUCTION**

This application is a resubmission of a previously withdrawn application APP/15/01179. The scheme proposes the formation of an additional 2 bedroom flat within the loft space of No. 12 Ennerdale Road, New Brighton.

Over the course of this application amended plans were received addressing concerns over vehicle parking and highway safety. Amended plans were submitted and the issues subsequently resolved.

**PRINCIPLE OF DEVELOPMENT**

The application is for the formation of an additional self-contained flat within an existing residential property within a Primarily Residential Area and is therefore considered acceptable in principle.

**SITE AND SURROUNDINGS**

The application property comprises of a large semi-detached two and a half storey residential dwelling sited within a regular plot with areas of both front and rear amenity space. The property in question is traditionally constructed with large ground to first floor bay windows and front gable.

Ennerdale Road is comprised of detached and semi-detached dwellings constructed within close proximity to one another at regular intervals along the street. Properties are typically accessed via a side entrance with a number of dwellings within the street having been subdivided into individual apartments with additional rear access.

**POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS13: Self-Contained Flat Conversions of the Wirral UDP permits the conversion of existing buildings into self-contained flats subject to the scheme not resulting in overlooking of habitable room windows, access afforded within the main structure of the building, any new windows from habitable rooms, kitchens or bedrooms not overlooking adjoining properties to an unacceptable degree, adequate sound proofing between flats and main living rooms having a reasonable outlook and not lit solely by roof lights.

Policy TR9: Requirements for Off-Street Parking states that in the assessment of off-street parking associated with new development the Local Planning Authority will need to consider the availability of alternative modes of transport and the operational minimum and maximum level of car parking associated with the proposed development.

The Supplementary Planning Guidance: Designing for Self Contained Flat Development and Conversions sets out a number of criteria for new residential development with regard had to design, layout, privacy and daylight.

Supplementary Planning Guidance: Parking Standards

### **APPEARANCE AND AMENITY ISSUES**

This application proposes the conversion of the loft space of No. 12 Ennerdale Road into an additional 2 bedroom flat.

The Supplementary Planning Guidance for Flat Conversions requires the habitable rooms to have reasonable outlook and the internal layout to be orientated as such so that rooms of a similar use are stacked over one another to reduce sound transmission.

The scheme proposes an additional rear dormer which would be sited adjacent to an existing dormer window. The proposed dormer would be situated approximately 26 metres from the rear of the adjacent properties which front North Drive and is therefore not considered to result in significant levels of overlooking and is acceptable in this respect. The application provides habitable rooms with sufficient outlook whilst the applicant has stacked rooms of a similar use above one another and the proposal is acceptable in this respect.

The proposed apartment would be accessed via an existing rear staircase which services the first floor apartment and, as such, it is not considered that the introduction of additional living accommodation would result in significant levels of overlooking over and above than what is existing and the scheme is considered acceptable and in accordance with Policy HS13 (criterion ii) in this respect.

### **SEPARATION DISTANCES**

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

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The application proposes a single off street vehicle parking space.

The Supplementary Planning Guidance (SPG) on Parking Standards states maximum parking standards of one space per self-contained flat. Whilst the application does not meet the requirements of the SPG of parking standards these are maximums and as such does not warrant refusal in this instance whilst the Head of Environment & Regulation (Traffic and Transportation Division) has raised no objections to the proposal. In addition the applicant has included an area of secure cycle parking and a condition has been imposed to this affect.

### **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 proposed change of use is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS13 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: Designing for Self Contained Flat Development, Parking Standards 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 change of use is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS13 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: Designing for Self Contained Flat Development, Parking Standards 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 4 November 2015 and listed as follows: 2346/1a and Site Location Plan 1:1250

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

3. Prior to first occupation the second floor side elevation window(s) shown on drawing No. 2346/1a shall not be glazed otherwise than with obscured glass and non-opening up to 1.7 metres from the internal finished floor level and thereafter be permanently retained as such.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of the Wirral Unitary Development Plan.

4. 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 TR12 in the in the Wirral Unitary Development Plan.

### Further Notes for Committee:

**Last Comments By:** 07/12/2015 11:36:35

**Expiry Date:** 30/12/2015