

Planning Committee

15 December 2016

Reference:
APP/16/00967

Area Team:
North Team

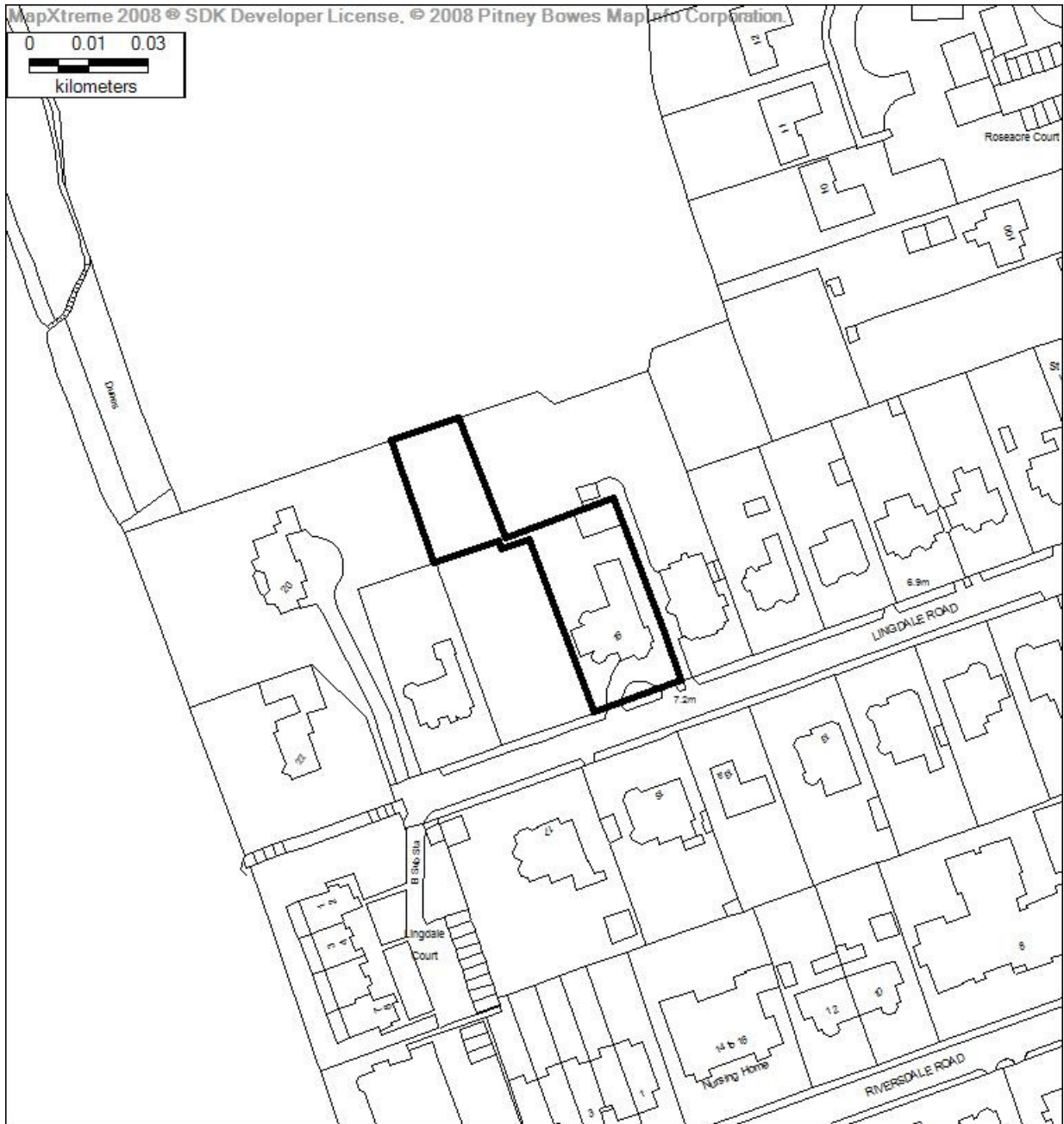
Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: Westways, 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ
Proposal: The subdivision of the existing dwelling to create 5 No. apartments and off street parking. (Amended description)

Applicant: Mr Cowley
Agent : M F Architecture Ltd

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

- Location: Westways, 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ
 Application Type: Full Planning Permission
 Proposal: Variation of condition to amend approved drawings
 Application No: APP/15/00036
 Decision Date: 07/04/2015
 Decision Type: Approved
- Location: Land Adjacent to 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ
 Application Type: Full Planning Permission
 Proposal: To sever the curtilage and erect 1no. detached dwelling together with associated works.
 Application No: APP/13/00677
 Decision Date: 13/09/2013
 Decision Type: Refused [Subsequently allowed on appeal]
- Location: Westways, 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ
 Application Type: Full Planning Permission
 Proposal: Retrospective application of the construction of a raised observational deck
 Application No: APP/15/00030
 Decision Date: 09/04/2015
 Decision Type: Refused
- Location: 16 Lingdale Road, West Kirby, L48 5DQ
 Application Type: Full Planning Permission
 Proposal: Change of use to office
 Application No: APP/84/24841
 Decision Date: 07/06/1984
 Decision Type: Refused
- Location: Westways, 16 Lingdale Road, West Kirby, Wirral, CH48 5DQ
 Application Type: Full Planning Permission
 Proposal: Demolition of existing dwelling and erection of a three storey block of 12 flats with basement parking.
 Application No: APP/02/06879
 Decision Date: 15/04/2003
 Decision Type: Withdrawn

Appeal Details

Application No	APP/84/24841
Appeal Decision	Dismissed
Appeal Decision Date	13/02/1985
Application No	OUT/03/06594
Appeal Decision	Dismissed
Appeal Decision Date	23/08/2004
Application No	APP/13/00677
Appeal Decision	Allowed
Appeal Decision Date	28/04/2014

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

Having regards to the Council's Guidance for Publicity of Planning Applications, letters were sent to 23 neighbouring properties and a Site Notice displayed adjacent to the site. Neighbours were re-notified

and a further Site Notice posted following receipt of amended plans. In total 14 objections have been received and a qualifying petition of 27 signatures. The objections can be summarised as follows:

1. Overdevelopment of the site
2. Increase in traffic with insufficient off-street parking, leading to a hazard for pedestrians
3. Proposed rear balcony will overlook neighbours
4. Loss of chimney stacks would be detrimental to the character of the Conservation Area
5. First floor extension to garage would be out of character and reduce privacy of neighbours. (This element of the proposal as has now been deleted)
6. First floor side extension will close up the gap between buildings which is out of character with the area. (This element of the proposal as has now been deleted)
7. Noise and disturbance from cars accessing rear parking area.
8. Increase in overlooking from side windows which will have obscure glazing removed.
9. Cumulative effect of too many flat conversions in Lingdale Road

CONSULTATIONS:

Highways - No objection

Hoylake Conservation Area Association - Object to loss of chimneys which would harm the character of the area, increase in traffic and parking, loss of front lawn and shrubs and lack of a Heritage Statement.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has a qualifying petition of objection and is required to be determined at Planning Committee.

INTRODUCTION

Introduce the proposed development, including any information about the proposed development that is not clear from the description of development and any relevant background information (e.g. appeal history)

PRINCIPLE OF DEVELOPMENT

The site is an existing residential property in the Meols Drive Conservation area and is within the Primarily Residential Area as shown on the Unitary Development Plan (UDP) Proposals Map Designated i. As such the proposals can be acceptable subject to UDP Policies HS13, CH2, GR5, TR9, TR12 and Supplementary Planning Document SPD2 and Supplementary Planning Guidance Note SPG42.

SITE AND SURROUNDINGS

16 Lingdale Road is a late Victorian detached property; it has a steep terracotta roof, small pane casement timber windows and projecting hexagon turrets/towers to the front and the side. All these features are significant to the character of building and the immediate area. The property is predominantly two storey but does have a front dormer window.

The existing front garden is almost entirely hard surfaced with two access/egress points onto Lingdale Road. The boundary to Lingdale Road is a brick wall and hedge. A detached three car garage sits to the rear of the plot.

The garden area is fragmented with a small area of garden immediately to the rear of the property and a larger area to the rear of the adjacent flat development to the west.

POLICY CONTEXT

16 Lingdale Road is situated within the Meols Drive Conservation area.

The proposed conversion to 5 flats must be considered primarily against Unitary Development Plan Policies, CH2 - Development affecting Conservation Areas and the Meols Drive Conservation Area Appraisal (2004), HS13 - Self Contained Flat Conversions and Supplementary Planning Document -Self Contained Flat Development. CH2 requires new development to preserve the characteristics and

setting of the Conservation area, HS13 and SPD2 set out the criteria for flat development which includes the provision of parking areas and amenity space.

The National Planning Policy Framework supports well designed sustainable development which makes a positive contribution to the character of the Conservation area.

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 original proposals were for the conversion of the existing house to 6 flats with a first floor side extension and the extension of the existing triple garage to for a separate flat. The proposals have subsequently been amended with the first floor extension deleted and the main house proposed as 5 flats and the garage flat omitted from the proposals. Thus, the current proposal does not increase the footprint of the existing house and the detached garage remains as parking for three cars. The remaining two spaces are proposed in the front parking area.

The external alterations to the house consist of the removal of two of the four chimneys to facilitate a rear dormer and balcony and the creation of a ground floor bay window on the east side elevation. The existing property is a large unlisted property within the Conservation area. Whilst the chimneys and roof scape are a characteristic of Lingdale Road, the removal of chimneys would not require planning consent. The proposals retain two of the original chimneys and will have a neutral impact on the character of the Conservation area, in which case concerns raised in the Meols Drive Conservation Area Appraisal (2004) regarding the erosion of the historic character from more recent modern development of flats around Royal Liverpool Golf Course would not arise.

The conversion largely uses existing windows, with the exception of the ground floor bay to the eastern elevation, the removal of the conservatory window on the western elevation and the creation of a rear dormer and balcony. The number of windows on the eastern side elevation remains the same as existing. All first floor windows are to be obscurely glazed and the ground floor windows, through a combination of obscure glazing, position of non-habitable rooms and boundary treatment will not result in a loss of privacy to number 14. Whilst concern has been expressed relating to the increase in traffic movements to the rear garages, the proposed use to serve five flats is no greater than the existing situation.

The windows on the western elevation have not increased and there will be no greater impact than the existing use on the neighbouring property. The balcony and rear dormer are set centrally to the rear roof. To the west the distance between the balcony and the side boundary is over 10m and as such will not result in a loss of privacy. To the east the distance between the balcony and the side boundary is approximately 9m. Whilst this falls 1m short of the 10m normally required, the balcony's side view is interrupted by slope of its own roof when looking across to no 14. As such no loss of privacy is anticipated.

The proposals include two parking spaces in the front garden area. This is currently almost entirely hard surfaced with two openings in the boundary wall. The proposed parking removes one of these openings and provides a significantly larger area for landscaping. This would be an improvement on the current situation and represent a positive change to the character of the conservation area. The removal of one opening in the boundary wall also increases the opportunity for on street parking for the wider area.

Proposals for new flat development must be considered against Supplementary Planning Document 2 of the UDP. This requires that new flat development is located in a sustainable location with access to shops and services and relates well to the surrounding area without loss of amenity to adjacent properties. This includes the provision of off street parking at a maximum of 1 space per flat. The application site is in a sustainable location with access to local shops and facilities and public transport. Thus, given that the proposal for flats provides the required number of off street spaces is the same size as the approved single house and retains more on street parking, it is not considered that the proposals would be detrimental highway safety or amenity.

The proposals retain a large period building which makes a positive contribution to the Conservation area. The alterations to the building are minimal and will not have a detrimental impact on the character of the conservation area.

SEPARATION DISTANCES

The separation distances and impact on privacy is discussed in the main body of the report.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections 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 proposed development would have no significant detrimental impact to the host dwelling, the street-scene or wider Conservation Area, surrounding residential amenity or highway and pedestrian safety, and accords with the criteria of Unitary Development Plan Policies HS13, CH2, GR5, GR7, TR9; SPD2, the Meols Drive 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:-

The proposed development would have no significant detrimental impact to the host dwelling, the street-scene or wider Conservation Area, surrounding residential amenity or highway and pedestrian safety, and accords with the criteria of Unitary Development Plan policies SPD2, CH2, GR5, GR7, TR9, TR12 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 14/10/16 and 19/10/16 and listed as follows: 663.01,663.02a, 663.03, 663.04,663.05, 663.06, 663.07, 663.08b, 663.09b, 663.10b,663.11b and 663.12b

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

3. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the character of the Conservation Area.

4. A landscaping scheme, including type of species to be planted and the size and density of the planting and a maintenance schedules for all landscape areas, shall be submitted to and

approved in writing by the Local Planning Authority prior to the first occupation of the flats. The landscaping shall be carried out in accordance with the approved details prior to the first occupation of the flats hereby approved. Any 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.

Reason: In the interests of visual amenity and conservation and to comply with Policy GR5 of the Wirral Unitary Development Plan.

5. The obscure glazing to windows on the eastern elevation, indicated on drawing 663.12b shall be installed before any of the flats hereby approved are occupied and retained as such thereafter.

Reason: In the interests of the amenity and to retain the privacy of occupants of 14 Lingdale Road.

6. 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.

7. 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.

Further Notes for Committee:

Last Comments By: 29/11/2016

Expiry Date: 20/09/2016