

Planning Committee

20 July 2017

Reference:
APP/17/00610

Area Team:
North Team

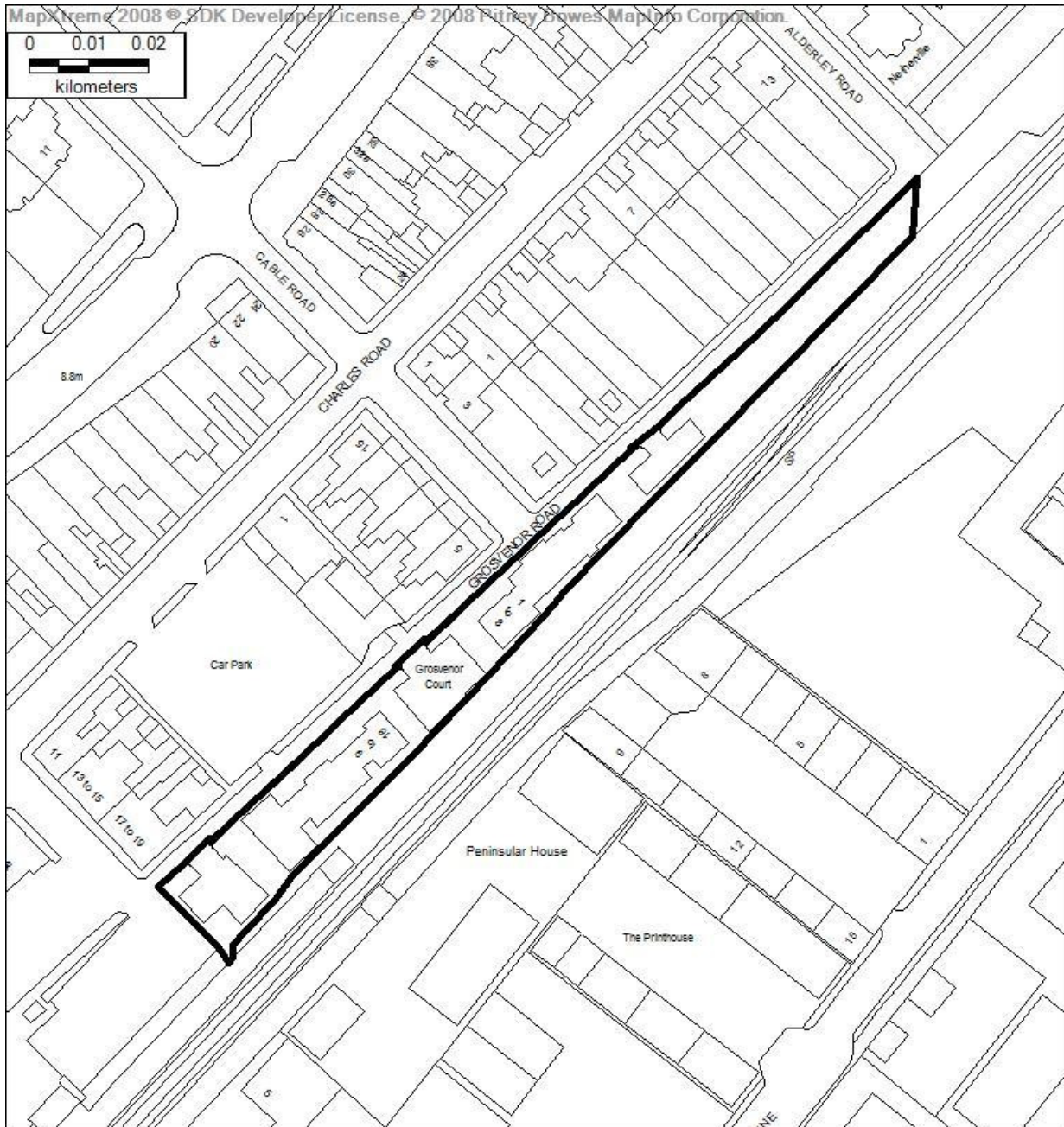
Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: Grosvenor Court, GROSVENOR ROAD, HOYLAKE
Proposal: Erection of five apartments by means of forming an additional floor level on an existing apartment block

Applicant: GB DEVELOPMENTS LTD
Agent : Willacy Horsewood Architects

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

- Location: Grosvenor Court, GROSVENOR ROAD, HOYLAK, CH47 2BJ
Application Type: Full Planning Permission
Proposal: Erection of 4no. two-bedroom apartments in 2no. 2-storey blocks
Application No: APP/14/00626
Decision Date: 22/09/2014
Decision Type: Refused
- Location: Land adj to the Railway Track, Grosvenor Road, Rear of Hoylake Railway Station, Hoylake, Wirral CH47 4AA
Application Type: Full Planning Permission
Proposal: Erection of 4 no. flats in one two storey block
Application No: APP/01/05682
Decision Date: 20/06/2001
Decision Type: Refused
- Location: Land (adj.) to the Railway Track , Grosvenor Road, rear of Hoylake Railway Station, Hoylake, Wirral, CH47 3B
Application Type: Full Planning Permission
Proposal: Erection of 22 flats in four two storey blocks.
Application No: APP/99/05599
Decision Date: 10/09/1999
Decision Type: Refused
- Location: Land (adj.) to the Railway Track , Grosvenor Road, rear of Hoylake Railway Station, Hoylake, Wirral, CH47 3B
Application Type: Full Planning Permission
Proposal: Erection of 18 flats in two two storey blocks.
Application No: APP/99/06568
Decision Date: 10/12/1999
Decision Type: Approved
- Location: Finnieland, south of Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission
Proposal: Application for residential development, (outline).
Application No: OUT/95/06351
Decision Date: 24/11/1995
Decision Type: Approved
- Location: Finnieland, south of Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission
Proposal: Erection of residential development, (outline).
Application No: OUT/92/06267
Decision Date: 16/10/1992
Decision Type: Approved
- Location: Finnieland, Grosvenor Road, Hoylake. L47 3BS
Application Type: Full Planning Permission
Proposal: Amended plans for children's picnic and leisure area including erection of a covered eating area, shop, amusement building, store, covered way, grotto, castle and walls, and erection of a first floor flat.
Application No: APP/87/05505
Decision Date: 21/05/1987
Decision Type: Refused

Location: Finnieland, former railway yard, south east of Grosvenor Road, between Albert Rd
Application Type: Full Planning Permission
Proposal: Amended plans for children's picnic and leisure area, and the erection of toilets, shop and store, and 3 covered areas.
Application No: APP/86/06596
Decision Date: 17/12/1986
Decision Type: Approved

Location: Former railway yard, south east of Grosvenor Road, between Albert Road and Cable
Application Type: Full Planning Permission
Proposal: Change of use to picnic area and childrens' leisure area and erection of a toilet block.
Application No: APP/86/05509
Decision Date: 17/07/1986
Decision Type: Approve

Location: Former railway land south of, Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission
Proposal: Erection of a 20 unit motel and construction of an access road and car park.
Application No: OUT/85/05951
Decision Date: 31/07/1985
Decision Type: Approved

Location: South Grosvenor Road, Hoylake, L47 3B
Application Type: Full Planning Permission
Proposal: Keep fit gymnasium
Application No: APP/83/23567
Decision Date: 03/11/1983
Decision Type: Approved

Location: Goods Yard, Grosvenor Road, Hoylake, L47 3BS
Application Type: Full Planning Permission
Proposal: Use of land for storage of caravans and boats at former goods yard
Application No: APP/82/21108
Decision Date: 16/12/1982
Decision Type: Refused

Location: Former Goods Yard, Grosvenor Road, Hoylake, Wirral, L47 3BS
Application Type: Full Planning Permission
Proposal: To use vacant land for the storage of caravans and boats.
Application No: APP/81/19189
Decision Date: 21/01/1982
Decision Type: Refused

Location: Goods Yard, Grosvenor Road, Hoylake, Wirral, L47 3BS
Application Type: Full Planning Permission
Proposal: Change of use of former goods yard to storage of caravan and boats.
Application No: APP/80/15375
Decision Date: 28/10/1980
Decision Type: Approved

Location: Grosvenor Road, Hoylake, L47 3B
Application Type: Full Planning Permission
Proposal: Use of land for parking road passenger transport
Application No: APP/79/14347
Decision Date: 14/02/1980
Decision Type: Refused

Location: Land Adj.,Railway fronting Grosvenor Road,Hoylake
Application Type: Full Planning Permission
Proposal: Use of land as Heavy Goods Vehicle Parking Yard
Application No: APP/79/12379
Decision Date: 26/07/1979
Decision Type: Refused

Location: Land Sw Grosvenor Road ,Hoylake L473BS
Application Type: Full Planning Permission
Proposal: Use of land for the sale of used motor vehicles
Application No: APP/79/13212
Decision Date: 26/07/1979
Decision Type: Refused

Location: Grosvenor Road ,Hoylake L47 3BS
Application Type: Full Planning Permission
Proposal: Use of former coal sidings for sale of used motor vehicles
Application No: APP/78/11341
Decision Date: 14/06/1979
Decision Type: Refused

Appeal Details

Application No APP/87/05505
Appeal Decision Dismissed
Appeal Decision Date 17/02/1988

Application No APP/01/05682
Appeal Decision Dismissed
Appeal Decision Date 20/12/2001

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 posted adjacent to the site. 12 Objections have been received which are summarised as follows:

1. Proposals will cause noise and disturbance
2. Lack of parking for new units
3. Visually out of keeping and too high
4. Overlooking to nearby houses
5. Lack of notification from landlord to existing tenants
6. Existing parking spaces inadequate
7. No space for extra bins
8. Concern that foundations will not be adequate for another storey

A qualifying petition of objection of 118 signatures has been submitted.

CONSULTATIONS:

Environmental Protection - No objection

Highways - No objection

Network Rail - Note that developer should contact Network Rail regarding construction matters.

Hoylake Community Planning Forum - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been taken out of delegation by Councillor Gerry Ellis citing residents' concerns over overlooking and traffic and parking problems. A qualifying petition of objection signed by 118 signatures has also been received.

INTRODUCTION

The proposal is to add an additional storey onto the existing two storey building which forms the southernmost part of the Grosvenor Court development.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and the Hoylake Neighbourhood Plan Area. Flat development can be permitted subject to Unitary Development Plan Policy HS13, Supplementary Planning Document Note 2 Policies H1 and H2 of the Hoylake Neighbourhood Plan and advice in the National Planning Policy Framework.

SITE AND SURROUNDINGS

The application site consists of a two storey purpose built flat development. Grosvenor Court consists of two storey buildings, one of 8 flats and the one which is the subject of the current application which contains 10 flats. The surrounding area is primarily residential with other houses along Grosvenor Road and roads to the south of Market Street. To the south west of the site, uses are more commercial with Hoylake Station adjacent to the site. The Mersey rail Wirral Line runs alongside the application site.

On street parking is generally unrestricted, although the narrow width of Grosvenor Road restricts this. There is a public car park immediately opposite the application site.

POLICY CONTEXT

Policy HS13 of the Wirral Unitary Development Plan - Self Contained Flat Conversions, permits the conversion of existing buildings subject to ensuring the privacy of neighbours and occupants including the layout of car parking areas and windows to prevent overlooking. Main living rooms should have reasonable outlook and not be lit solely by roof lights. Access to rear yards/gardens must be provided.

Supplementary Planning Document 2 (SPD2) -Expands on HS13 and states that proposals should be of a scale relative to surrounding properties, all main habitable rooms should have a reasonable outlook, and one-third of the site should remain as amenity space, to be read alongside policy HS4.

Supplementary Planning Document 4 (SPD4) - sets out maximum parking standards of 1 space per self-contained flat. Cycle parking is a requirement.

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.

Policy H1 of the Hoylake Neighbourhood Plan supports new residential development which does not have a significantly adverse effect upon the distinctive character of the local area or the living conditions of occupants of surrounding dwellings.

Policy H2 of the Hoylake Neighbourhood Plan states that proposals for residential development must ensure that where appropriate they address the housing needs of the wider community, by providing a mix of housing types, tenures and sizes, including affordable and specialist housing, based upon an up-to-date assessment of housing need.

The National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012 and supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities are expected to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the

size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Planning policies and decisions should optimise the potential of sites to accommodate development.

APPEARANCE AND AMENITY ISSUES

The proposal is to add 5 additional flats on top of the existing building. The additional floor follows the same footprint and design of the existing building with windows replicated on the extra storey. Unlike the block of 8 units, this block faces the car park and railway line and is 18m to the corner of the garden of the nearest property (5 Cable Road) . The proposed building will be 2.7m higher than the existing building but follows the same roof detail .

The flat nearest to 5 Grosvenor Road has a side lounge window, which is a secondary window and which is approximately 27m from the nearest first floor window on the side of the outrigger of 5 Cable Road. The relationship between the two windows is oblique so there would be no direct overlooking but at 27m this exceeds the required interface distance for facing windows of 25m. In addition the application site is 25m from the adjacent flats at Grosvenor Court. As such no loss of amenity or privacy is anticipated.

The existing development has 18 parking spaces which allow one space per unit. The current proposal does not propose any additional spaces for the additional flats and the applicant has stated that the current spaces are underused by existing residents so there is capacity. Objectors to the proposals have argued that on street parking is at a premium in the area and often results in residents of nearby roads being unable to park outside their homes. Notwithstanding this, the site is in a sustainable location, adjacent to a train station, accessible to bus routes and near shops and facilities. In addition the site is opposite a public car park which could be used by visitors, although spaces could not be guaranteed. The Council's Highway Engineers have not raised any objection to the proposals.

The proposals will inevitably lead to some disruption to the flats below the extension but this is a temporary matter which should be resolved between the landlord and tenants. Issues of noise and disturbance are regulated through Environmental Health Legislation.

SEPARATION DISTANCES

Separation distances are detailed in the main body of the report.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal, subject to the provision of cycle parking.

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 proposals will result in an extension which will replicate the appearance of the existing building and will have a positive visual impact. The proposals do not conflict with UDP Policy HS13 and SPG 2, Hoylake Neighbourhood Plan Policies H1 and H2 and will result in a sustainable well-designed development which accords with the NPPF.

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 proposals will result in an extension which will replicate the appearance of the existing building and will have a positive visual impact. The proposals do not conflict with UDP Policy HS13 and SPG 2 and will result in a sustainable well-designed development which accords with the NPPF.

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 May 16th 2017 and listed as follows: 1291-02, 1291-03, 1291-10, 1291-11, 1291-12, 1291-13 and 1291-14.

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 amenity of the locality.

4. 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.

5. 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.

Further Notes for Committee:

Last Comments By: 18/07/2017

Expiry Date: 11/07/2017

