

Planning Committee

Planning Committee

16th November 2017

Reference:
APP/17/00925

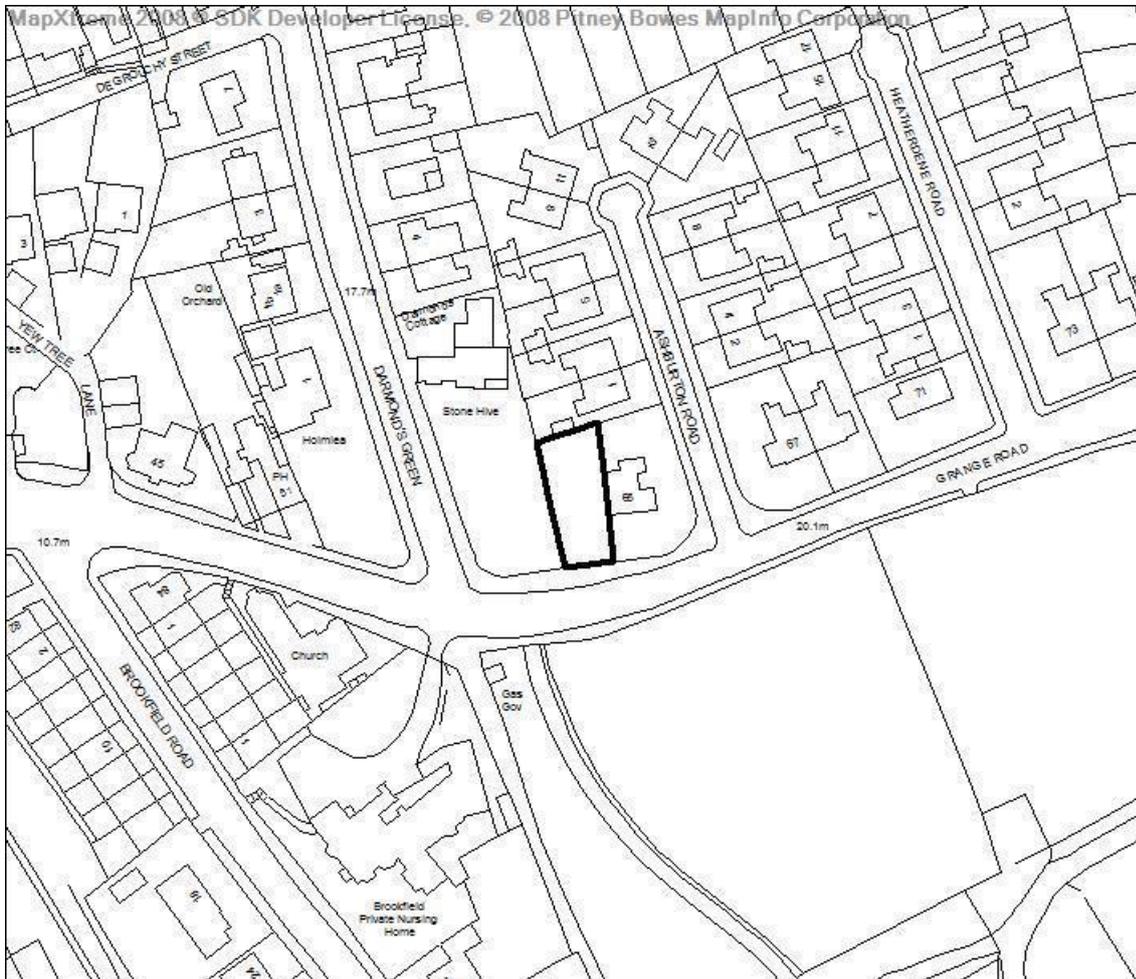
Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**West Kirby and
Thurstaston**

Location: 63 GRANGE ROAD, WEST KIRBY, CH48 4EE
Proposal: Conversion of existing dwelling into two self-contained apartments and erection of a two-storey side extension and rear dormers
Applicant: Mr & Mrs Jefferson
Agent : mb-at

Site Plan:



Development Plan designation and policies:

Primarily Residential Area

Planning History:

Location: 63 GRANGE ROAD, WEST KIRBY, CH48 4EE
Application Type: Full Planning Permission
Proposal: Erection of a two-storey side extension to include hip to gable and rear

dormer extensions
Application No: APP/16/01414
Decision Date: 01/02/2017
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 3 notifications were sent to adjoining neighbouring properties and a site notice was displayed near the site. At the time of writing this report 6 objections have been received along with 29 standardised letters and a petition containing 118 signatures against the proposal. Concerns can be summarised as:

1. Out of Keeping with the character of surrounding area
2. Introduce a form of development alien to the predominant two storey semi detached family house
3. Set a precedent
4. Increased parking and vehicular movements (using single highway access at a dangerous corner of the busy A540 that is blind to oncoming traffic)
5. Loss of privacy
6. Increased noise levels
7. Decrease of property value
8. Unwise to disturb the foundations (rests on a sandstone)
9. Downgrade the area of West Kirby
10. Cooking smells will pass to adjoining bedrooms
11. No site plan or location plan submitted

CONSULTATIONS:

Head of Environment & Regulation (Traffic and Transportation Division) - Raised no objection

Head of Environmental Services (Environmental Health) - Raised no objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL

A petition has been received containing 118 signatures, and in line with the Council's Scheme of Delegation the application must therefore be referred to Planning Committee.

INTRODUCTION

The proposal seeks planning permission for the conversion of an existing dwelling into two self-contained apartments and the erection of a two-storey side extension and rear dormers.

Planning permission has already been granted under planning application APP/16/01414 for the erection of a two-storey side extension and rear dormer extensions, which is the same as currently proposed.

SITE AND SURROUNDINGS

63 Grange Road is a two-storey semi-detached dwellinghouse, which is located within a Primarily Residential Area of varied styled properties. The property is screened by a sandstone wall, wooden fencing (to the front of Stone Hive Cottage) and mature vegetation.

The adjoining property, 65 Grange Road, remains original. The property to the rear, 1 Ashburton Road, contains ground and first-floor windows set within the southern wall. There appears to be one first-floor window on the rear elevation which is hard to establish whether or not the first-floor south facing window serves a habitable room. A detached garage is located within the rear garden of this neighbouring property, which projects alongside the northern boundary.

POLICY CONTEXT

The proposal shall be assessed against Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, HS13: Self Contained Flat Conversions, TR9: Requirements for Off-Street Parking, Supplementary Planning Document 2: Designing for Self Contained Flat Development and

Conversions, Supplementary Planning Document 4 Parking Standards and the National Planning Policy Framework (NPPF).

Policy HS4 requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

Policy HS13 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 rooflights.

Policy TR9 sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Supplementary Planning Document 2 (SPD2) sets out 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.

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 required development to provide measures for waste collection and recycling.

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 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 principle of an additional residential unit on the site is acceptable, subject to complying with the policies referred to above. The site is located close to West Kirby town centre, which has a variety of shops, services and transport links. Therefore the proposed location is considered to be sustainable. The conversion of the existing property is considered to be acceptable in principle. The two proposed units will both be of an acceptable size and it is not considered that it would constitute an overdevelopment of the plot.

As stated previously, the proposed extensions already benefit from planning permission under APP/16/01414 and therefore the external appearance of extensions/windows of the proposal remains the same as what has been approved. The only external alteration that would be made under this current application (that was not included under the previous planning application) would be the removal of the existing garage door and the installation of two single doors to the front. The proposed two-storey extension would fill in the area towards the rear of the existing garage wall and the west facing wall. A first-floor window will be installed on the rear facing elevation of the proposed two-storey extension. A 10 metre separation distance is usually recommended from a habitable window to a rear boundary. However, as this window would remain inline with the original rear wall and other existing rear facing windows and looks out towards the detached garage at 1 Ashburton Road, it is considered that the 8.5 metre separation distance achieved is considered acceptable. Additionally, the proposed rear dormer that serves an en-suite (which will be conditioned to be obscurely glazed, as in the previous application) would achieve a 10.5 metre separation distance and the proposed dormer which would serve the additional bedroom would achieve a 11.5 metre separation distance (to the rear boundary) and a 14 metre separation distance to the southern wall of 1 Ashburton Road. It is deemed that these separation distances are considered acceptable and should not create any adverse overlooking to the occupiers at 1 Ashburton Road, given that the side facing windows on that property serve non-habitable rooms.

Following on from concerns raised relating to increased levels of noise, it is considered necessary to attach a condition for the agent/applicant to submit a scheme of sound insulation in order to protect the residential dwelling at 65 Grange Road from the proposed kitchen/dining area (shown on plan drawing number 63GR-11-021B). The soundproofing shall be carried out in accordance with the approved scheme before the proposed residential accommodation is brought into use.

With regards to parking issues, the site contains off-street parking which is provided to the front of property. There are no additional off-street parking spaces proposed - however, given the sustainable location of the premises this is considered to be acceptable.

The proposed development is acceptable in scale and design and complies with relevant policies. It is considered that the overall development would not cause any harm to the character of area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact on the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development is therefore considered acceptable and complies with all relevant policy.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable.

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 proposed development represents the conversion of the upper floor of an existing building into a self contained flat. The site is situated in a sustainable location which accords with the advice set out in the National Planning Policy Framework. The design, scale and siting of the development is appropriate and is not considered to result in loss of amenity to surrounding properties. The development satisfies the relevant Wirral Unitary Development Plan policies HS4, HS13, TR9, WM9 and Supplementary Planning Guidance Documents 2 and 4.

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 represents the conversion of the upper floor of an existing building into a self contained flat. The site is situated in a sustainable location which accords with the advice set out in the National Planning Policy Framework. The design, scale and siting of the development is appropriate and is not considered to result in loss of amenity to surrounding properties. The development satisfies the relevant Wirral Unitary Development Plan policies HS4, HS13, TR9, and Supplementary Planning Guidance Documents 2 and 4.

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 16th August 2017 and listed as follows: drawing numbers 63GR-11-001A, 63GR-11-010A, 63GR-11-011A, 63GR-11-012, 63GR-11-020B, 63GR-11-021B, 63GR-11-022B and 63GR-11-023B (dated March 2017).

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

3. The proposed dormer window which serves the en suite area (shown on plan 63GR-022A - proposed loft floor plan) shall be obscurely glazed and non-opening up to the height of 1.7 metres above 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 HS4 and HS13 of the Wirral Unitary Development Plan.

4. A scheme of sound insulation to protect the existing residential dwelling at 65 Grange Road from the proposed kitchen/dining area shown on plan drawing number 63GR-11-021B shall be submitted to and approved in writing by the Local Planning Authority prior to the proposed change of use taking place/ development commencing. The soundproofing shall be carried out in accordance with the approved scheme before the proposed residential accommodation is brought into use.

Reason: To prevent unreasonable noise and disturbance to neighbouring occupants in the interests of residential amenity and to comply with Policy HS4 and HS13 in the Wirral Unitary Development Plan.

5. 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 a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy WM9 of the Waste Local Plan.

Last Comments By: 18/09/2017 16:12:24
Expiry Date: 11/10/2017