

Planning Committee

9th June 2022

**Reference:
APP/21/01962**

**Area Team:
Development
Management Team**

**Case Officer:
Mr G Roberts**

**Ward:
Hoylake and Meols**

Location: Hilstone Grange, 17 STANLEY ROAD, HOYLAKE, CH47 1HN

Proposal: Conversion and extension of existing building to create 7 apartments, including demolition of existing garage.

Applicant: Lagom Lifestyle Ltd
Agent : SHACK Architecture Ltd

**Qualifying
Petition:** No

Site Plan:



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Development Plan designation:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

Location: Hilstone Grange, 17 STANLEY ROAD, HOYLAKE, CH47 1HN
Application Type: Full Planning Permission
Proposal: Proposed extension and conversion of existing property to create 7No. apartments.

Application No: APP/17/01535
Decision Date: 16/02/2018
Decision Type: Approve

Location: Hilstone Grange, 17 STANLEY ROAD, HOYLAKE, CH47 1HN
Application Type: Full Planning Permission
Proposal: Proposed erection of two storey detached dwelling with integral garage and access
Application No: APP/13/00008
Decision Date: 08/03/2013
Decision Type: Approve

Location: Hilstone Grange, 17 STANLEY ROAD, HOYLAKE, CH47 1HN
Application Type: Conservation Area Consent
Proposal: Proposed erection of two storey detached dwelling with integral garage and access.
Application No: CON/13/00009
Decision Date: 11/01/2013
Decision Type: Not an application

Location: Hilstone Grange, 17 STANLEY ROAD, HOYLAKE, CH47 1HN
Application Type: Full Planning Permission
Proposal: Erection of a dwelling and adjoining garage, new access and associated landscaping
Application No: APP/10/00274
Decision Date: 04/05/2010
Decision Type: Withdrawn

Location: Land to west of (adjacent) Hilstone Grange, 17, Stanley Road, Hoylake. L47 1HN
Application Type: Outline Planning Permission
Proposal: Erection of a detached house and garage, (outline).
Application No: OUT/89/07517
Decision Date: 18/12/1989
Decision Type: Approve

Summary Of Representations and Consultations Received:

1.0	WARD MEMBER COMMENTS
1.1	Councillor Alison Wright expressed support for the scheme as amended.

2.0	SUMMARY OF REPRESENTATIONS
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	REPRESENTATIONS
	Having regard to the Council Guidance on Publicity for Applications 6 notifications were sent to adjoining properties in relation to the scheme as submitted. A site notice was also displayed adjacent to the application site. In total, 30 objections were received. Following amendments to the scheme to address the concerns identified by

	<p>residents and other interested parties, a further 36 notifications were sent to the adjoining properties and objectors. In total, 9 objectors changed their representation to a statement of support which reduced the number of objections to 21. However, 2 new objections were also received, thereby increasing the overall number of objections to 23. Additionally, 6 new statements of support were received in response to the second notification which meant that there were 15 statements of support overall. The planning issues raised in the objections were as follows:</p> <ol style="list-style-type: none"> 1. Layout and density of buildings/over development; 2. Impact on the character and appearance of the area; 3. Traffic and parking issues; 4. Scale and dominance; 5. Appearance and design of development; 6. Effect on the Conservation Area; 7. Effect on trees and wildlife / Nature conservation; 8. Overlooking / Loss of privacy; 9. Drainage and flood risk; 10. Economic impact and sustainability; 11. Highway Safety; 12. Impact on the community and other services; 13. Emerging Local Plan; 14. Government Policy (NPPF paragraph 48); and 15. Previous Planning decision (ref: APP/17/01535).
CONSULTATIONS	
	<ol style="list-style-type: none"> 1. Environmental Health - No objection; 2. Highways - No objection, subject to 1no. condition. 2no. informatives provided; 3. Merseyside Environmental Advisory Service - No objection, subject to 7 conditions. 4no. informatives provided; 4. Natural England - No objection, subject to 3no. conditions; 5. Trees and Landscaping - No objection, subject to 1no. condition. 1no. informative provided; 6. Wirral Wildlife - No objection, subject to 3no. condition. 2no. informatives provided; 7. Conservation - No objections, subject to 2no. conditions; 8. Hoylake Community Planning Forum (Hoylake Vision) - No response; 9. Meols Drive Conservation Area - No response; 10. Wirral Society - No response; and 11. Green Belt - No response.

3.1 Reason for referral to Planning Committee

3.1.1 Following a renotification after amendments to the scheme as submitted, a total of 23 objections were maintained in relation to the amended scheme. This surpasses the threshold of 15 objections required for a case to be taken out of delegation to be determined at Planning Committee.

3.2 Site and Surroundings

3.2.1 The application site comprises a two/three storey detached inter-war

property built between 1909 and 1926. The property fronts Stanley Road, there is a set back and an 'in' and 'out' driveway arrangement. There is also a large rear garden 20 metres deep and 34 metres wide. The site is bounded by a 1.8m brick wall to the east, south and west sides. To the front there is combination of brick posts and timber infill with a row of Cedar trees behind to provide a level of screening.

3.2.2 The application site backs onto Royal Liverpool Golf Course and is located within the Meols Drive Conservation Area. The site is also located within a Primarily Residential Area, a Density and Design Guidelines Area and Flood Zone 2 and 3.

3.3 Proposed Development

3.3.1 The original scheme as submitted was for the conversion and extension of the existing building to create 8 apartments, including demolition of the existing garage, the erection of a replacement part-single storey and part-1.5 storey side/rear extension, and some minor alterations to existing elevations, including:

1. Enlarged front dormer;
2. New two storey rear bay to match existing 2no. two storey rear bays;
3. All existing windows to be replaced with new PPC heritage aluminium range;
4. Addition of Conservation roof lights;
5. New first floor balconies at rear with heritage style metal railings;
6. Existing door opening to existing rear balcony closed up and new door opening created;
7. Existing rear dormers refurbished and repaired with new aluminium heritage windows; and
8. Existing ground floor window sill on south west side elevation raised to accommodate new kitchen units behind.

A landscape plan was also submitted which proposed a number of interventions, including:

1. the removal of 18 trees, mostly along the front boundary;
2. the provision of 16 parking spaces including 8 for electric cars (with charging points);
3. Compensatory tree planting;
4. Resident cycle storage and visitor cycle parking provisions;
5. New lawns at rear;
6. New planting beds to building, pedestrian walkways, cycle parking and car park edge;
7. Cleaning and repointing of existing boundary wall;
8. Resurfacing of driveway and parking area;
9. Provision of refuse store;
10. Creation of 5no. rear patio/terrace, 2no. of which with private garden spaces;
11. New electric vehicular sliding gate;
12. Metal railings to replace existing timber infill panels along front boundary; and
13. Right side vehicular access closed off and a refuse store gate provided.

- 3.3.2 The proposal was amended on 16 December 2021 following a meeting between the Applicant team, a number of objectors and the Chair of the combined Conservation Societies. To address the concerns raised at that meeting, the proposal has been subject of the following amendments:
1. the ground floor duplex apartment in the new single storey extension closest to the boundary with the golf club has been removed, thereby significantly reducing the scale of the extension, altering its massing and creating visually smaller elevations from the perspective of the golf course and the rear gardens of neighbouring properties;
 2. one parking space was lost (16 to 15) as a result of the reduction in the number of apartments from 8 to 7;
 3. the refuse store has been repositioned where the removed parking space had been located; and
 4. a dedicated pedestrian access and a new parcel drop off store have been created.
- 3.3.3 Further final minor amendments were undertaken on 11 May 2022 following Officer comments concerning the need to:
1. remove 2 no. rooflights on the forward facing roof plane of the main roof on Conservation grounds. One rooflight over the main staircase had to be provided to act as an automatic opening smoke vent linked to the fire alarm system. This is a building control requirement due to the stair being the only one serving the upper flats; and
 2. remove a further parking space (15 to 14) to allow for more compensatory tree planting to the front of the property to assist in avoiding a sparse appearance to the front parking area.

3.4 Development Plan

3.4.1 Wirral Unitary Development Plan

The Application site is located within a Primarily Residential Area which backs onto Green Belt. The site also lies within Meols Drive Conservation Area and the Stanley Road, Hoylake Density and Design Guidelines Area. The following Wirral UP Policies and Guidance have therefore been considered in the determination of this planning application:

1. **Policy HS4: Criteria for New Housing Development** states;
Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:
 - (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
 - (ii) the proposal not resulting in a detrimental change in the character of the area;
 - (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
 - (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular

attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

2. Policy HS5: Density and Design Guidelines states;

In the following existing residential areas as outlined on the Proposals Map, in addition to the criteria in Policy HS4, proposals for new residential development will be subject to controls over density and layout as follows:

4. Stanley Road, Hoylake

Zone 5

New purpose-built flat development will not be permitted.

3. Policy HS13: Self-Contained Flat Conversions states;

Proposals for the conversion of existing buildings into self-contained flats will be permitted subject to:

(i) the conversion ensuring the privacy of neighbours and occupants including the layout of car parking areas to prevent overlooking of habitable room windows;

(ii) access normally being provided to individual flats within the main structure of the building. If external staircases have to be provided, they must not result in significant overlooking of neighbours' windows or private amenity space;

(iii) any extensions required complying with Policy HS11;

(iv) any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree;

(v) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally;

(vi) adequate sound proofing between flats;

(vii) any basement flat having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access ways;

(viii) main living rooms having a reasonable outlook and not lit solely by roof lights, nor in close proximity to high boundary or gable walls;

(ix) access to rear yards/ gardens being provided from each flat;

(x) adequate visibility at entrance and exit points and turning space for vehicles; and

(xi) the proposal otherwise complying with Policy HS4 and Policy HS5.

4. Policy CH2: Development Affecting Conservation Areas states; Development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

- (i) the distinctive characteristics of the Area, including important views into and out of the designated Area;
- (ii) the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and
- (iii) the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

5. Policy CH3: Demolition Control within Conservation Areas states; The demolition of buildings or structures within a designated Conservation Area, other than Listed Buildings or structures, will only be permitted where:

- (i) the building or structure to be removed has little historic importance, visual merit or group value, or otherwise detracts from the special character of the Area; and
- (ii) detailed plans for redevelopment have been approved by the Local Planning Authority and would serve to enhance the character of the Area.

6. Policy LA7: Criteria for Development at the Urban Fringe states; When considering new development at the edge of the urban area or in other locations which would be clearly visible from the open countryside, the Local Planning Authority will pay special regard to the visual impact of the proposals and will require that:

- (i) new buildings are sited, designed and landscaped, in order to minimise visual intrusion;
- (ii) proposals for boundary treatment are appropriate, in terms of the character of the surrounding landscape; and
- (iii) prominent features within the landscape framework of the area are retained and enhanced.

The following Wirral UP Policies and Guidance are also of relevance:

Policy HS11: House Extensions;
Policy GR5: Landscaping and New Development;
Policy GR7: Trees and New Development;
Policy NC1: The Protection of Sites of International Importance for Nature Conservation;

Policy NC3: The Protection of Sites of National Importance for Nature Conservation;
Policy NC5: The Protection of Sites of Local Importance for Nature Conservation
Policy NC6: Sites of Biological Importance;
Policy NC7: Species Protection;
Policy TR9: Requirements for Off-Street Parking;
Policy TR12: Requirements for Cycle Parking;
Policy WA1: Development and Flood Risk;
Policy WA2: Development and Land Drainage; and
Supplementary Planning Document 4: Parking Standards.

3.4.2 The Joint Merseyside and Halton Waste Local Plan

The following Policies have been considered in the determination of this planning application:

1. **Policy WM8: Waste Prevention and Resource Management** states:
Any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking particular account of:

- Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on-site;
- Designing out waste by using design principles and construction methods that prevent and minimise the use of resources and make provision for the use of high-quality building materials made from recycled and secondary sources;
- Use of waste audits or site waste management plans (SWMP)G, where applicable, to monitor waste minimisation, recycling, management and disposal.

Evidence demonstrating how this will be achieved must be submitted with development proposals of this type; and

2. **Policy WM9: Sustainable Waste Management Design and Layout for New Development** states:

The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the following:

1. Facilitation of collection and storage of waste, including separated recyclable materials;
2. Provide sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment;
3. Accommodation of home composting in dwellings with individual gardens;
4. Facilitate small scale, low carbon combined heat and power in major new employment and residential schemes, where appropriate.

3.4.3 The Hoylake Neighbourhood Development Plan

The following Policies have been considered in the determination of this planning application:

1. Policy DI2: Scale and Design of New Development states:

All proposals for new buildings and for the extension or alteration of existing buildings, whether inside or outside the Conservation Areas, must respond to the distinctive character and reflect the identity of the area in terms of their size, design and materials of construction; and

2. Policy DI3: Designated Heritage Assets states:

Where development is likely to affect the significance of any designated heritage asset, the proposal must specify how it would conserve and enhance that significance.

3.5 Other Material Planning Considerations

3.5.1 The revised National Planning Policy Framework is a material planning consideration in the determination of this planning application.

Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.5.2 Emerging Wirral Local Plan

Wirral Borough Council is in the process of submitting a new local plan for examination.

On the 21 March 2022 full council approved publication of the Draft Local Plan Under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 before submission to the Secretary of State. The plan has been published and representations can be submitted until 24th June 2022.

In attaching weight to emerging plans such as Wirral's para 48 of the NPPF is relevant as it states:

"Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

As the Wirral Local Plan is at an early stage it is a Material Consideration and can be afforded limited weight in the decision making process.

3.5.3 **Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions** states (inter alia):

- In cases where it is agreed that the retention of some (landscaping) features is not possible, provision should be made for the relocation or replacement of any important features, including additional compensatory landscaping, making use of native plants and trees where suitable to promote biodiversity in the area;

- secure, covered and appropriately designed cycle storage should be provided and sited with convenient access for residents; and secure and appropriately designed bin storage segregated from cycle storage should be provided and sited with convenient access for residents and refuse collection services.
- 3.5.4 Previous planning permission ref: APP/17/01535 for a comparable conversion and extension of Hilstone Grange to create 7no. apartments, is a material planning consideration in the determination of this planning application.
- 3.5.5 The Meols Drive Conservation Area Character Appraisal is also of relevance in terms of informing the comments of the Conservation Officer.
- 3.5.6 The Environment Agency's standing advice for minor extensions is also a material planning consideration.

3.6 Assessment

- 3.6.1 The main issues pertinent in the assessment of the proposal are;
- Principle of development;
 - Scale and design;
 - Heritage;
 - Landscaping;
 - Highways;
 - Environmental/Sustainability; and
 - Amenity.
- 3.7 Principle of Development:
- 3.7.1 UP Policy HS4 permits new housing development within Primarily Residential Areas subject to proposals fulfilling a number of criteria. The application is therefore acceptable in principle subject to all other material planning considerations.
- 3.8 Scale and design:
- 3.8.1 The proposal as amended on 16 December 2021 involves the conversion of the existing property, including a single storey rear extension, into 7 self-contained apartments. The proposed extension will be occupied by 1 apartment (Apartment 4), and part of Apartment 3. The rest of Apartment 3 and the remaining 5 apartments will be contained within the existing building (3 at ground floor level, 2 at first floor level and 1 at first and second floor level).
- 3.8.2 The proposed single storey side/rear extension will replace the existing garage positioned near to the east boundary shared with 15 Stanley Road. The Heritage, Design and Access Statement submitted with the applications justifies the loss of the garage as follows:

The decision was taken to demolish this part of the house for a number of reasons. The difficulties inherent in converting a small building were one of the reasons but the primary reason was to allow the existing bricks and roof

tiles to be used as architectural salvage for the repair of the fabric of the main house.

An initial condition survey has flagged up significant areas of damaged brick work and some areas of damaged roof tiles. Using the bricks and roof tiles from the garage will ensure that the historic integrity of the main house is maintained. The brickwork damage is mainly spalled bricks due to wind and frost action, and it is estimated that the bricks from the garage [which have been largely sheltered from the weather] will be enough to facilitate repairs.

- 3.8.3 The extension itself has been traditionally designed to harmonise with the character of Hilstone, but it also reads as an addition. The extension will measure:
- a depth of 10.9m off the rear elevation (20.28m from front elevation to rear elevation);
 - a width of 9.06m (at its widest point); and
 - a maximum height of height 6.66m to the ridge (approx. maximum height to the top of the eaves is 3.25m).

These dimensions are comparable to the extension that was previously approved, but never implemented, under APP/17/01535 (albeit the garage was proposed to be retained in that scheme). That extension measured:

- a depth of 10.5 metres off the rear elevation;
- a width of 8 metres; and
- a height of 5.8 metres to the ridge.

- 3.8.4 In terms of materials and architectural details, the proposed extension is designed to be a seamless addition to the original building. The windows will be identical to the existing house with brick detailing at jambs, heads and cills. Smooth sandstone detailing reminiscent of the main entrance to the existing house will be applied to new external doors. Roof finishes are to be natural slate to match the existing, and the design incorporates exposed rafter feet and rise and fall gutters, again to reflect the existing house. Where roof lights are proposed these will be a flat conservation type, whilst the hipped roof of the extension is designed to match the pitch of the main roof. This use of matching materials will ensure that the proposed extension will be sympathetic to the existing building and neighbouring properties in the surrounding area.

- 3.8.5 It is considered that each of the proposed flats is of a sufficient scale, and all habitable rooms have sufficient outlook. The proposed subdivision of the house has been designed to minimise the impact on the external appearance of the building. There will be a number of minor alterations, which, overall, will have little impact upon the appearance of the building. Of the alterations to the main building, the erection of a two storey rear bay to match the existing two rear bays, the replacement of one rear balcony and installation of another, are the most substantial alterations. All are considered to be acceptable in terms of their scale and design, matching the existing, and providing symmetry to the rear of the property.

3.8.6 Overall, the proposed materials and design features are considered to match the existing. The scale and design of the proposed development is not considered to be detrimental to the character and appearance of the host dwelling, street scene or the surrounding area, and it is in compliance with Policy HS4, HS11, HS13 and LA7 and the provisions of the revised NPPF.

3.9 Heritage:

3.9.1 The site lies within the Meols Drive Conservation Area, which was designated in 2004 and seeks to protect the setting of the buildings and open spaces which surround the historic Royal Liverpool Golf Club. The house is designated as a Category A building within the 2004 conservation area appraisal.

3.9.2 The Conservation Officer was consulted and advised that they had no concerns raised to the principal of the proposal. They did question the need for the two roof lights on the front elevation of the building, as having reviewed the floor plans these appear to serve a part of the building that already has the provision of natural light.

3.9.3 The two roof lights have subsequently been removed, albeit one has had to be reinstated in a different position on Building Control grounds (see section 3.3.3 above). On balance, this is considered to be acceptable given the legitimate need for a rooflight, which it should be noted, will be a Conservation rooflight.

3.9.4 Full details of the proposed windows and doors were provided upfront by the Applicant's agent on 13 May 2022. These details were considered acceptable by the Conservation Officer. The requirement for samples of roofing and facing materials to be submitted prior to the commencement of works has been attached as a condition, to ensure the proposed extension suitably complements the existing building.

3.9.5 Overall, subject to compliance with the materials samples and details conditions, it is considered that the proposal as amended will not have an adverse impact on the distinctive characteristics or significance of the existing building or the Conservation Area, and so it is compliant with Wirral UP Policies CH2 and CH3, Hoylake NDP Policy DI3 and the provisions of the revised NPPF.

3.10 Landscaping:

3.10.1 Of the landscaping proposals shown on the updated proposed site plan and detailed in section 3.3.1 above, the most significant interventions are:

1. the removal of 18 trees, mostly along the front boundary;
2. Compensatory tree planting;
3. the provision of 14 parking spaces including 7 for electric cars (with charging points);
4. Resurfacing of driveway and parking area;
5. Metal railings to replace existing timber infill panels along front boundary,

new electric vehicular sliding gate, right side vehicular access closed off and a pedestrian access provided; and

6. Creation of 4no. rear patio/terrace (reduced from 5) , 2no. of which with private garden spaces.
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- 3.10.2 The Tree Officer confirmed that the trees on site, both along the front boundary, and a small number to the rear of the property, do not make a significant contribution to the character of the Conservation Area. Cedar of Lebanon, the tree species found along the front boundary, have the potential to reach 20m at maturity, however in this context, the Tree Officer confirmed, it is doubtful that they will realise that potential due to location and the environment. He stated that the trees are a poor form of cedars appearing to have been wind pruned due to prevailing winds off the sea. They are not a typical planting along the road with most properties having no hedging or more typical hedging such as privet. Furthermore, they grow quickly in girth which will eventually impact the boundary wall. As advised by the Tree Officer, mitigation tree planting shall be provided in pockets to the front and rear of the property to ensure that there will not be a completely sparse appearance to the front parking area in particular, once the existing trees are removed. The applicant proposes 18 replacement trees to the front and 6 replacement trees to the rear, which will result in a net gain in the number of trees on the site and utilises trees that are considered more appropriate for this location.
 - 3.10.3 As confirmed by highways in section 3.11 below, the provision of 2 parking spaces per apartment is acceptable and in compliance with SPD4 - Parking Standards. Compensatory trees go some way to breaking up the hard landscaped areas as required by SPD2 - Designing for Self-Contained Flat Development and Conversion. The proposed materials for the hard landscaping (to be more permeable hydropave tegula paving in 'cedar' colour) give an aged, antique appearance and are considered to be acceptable additions to the Landscaping scheme.
 - 3.10.4 The utilisation of wall mounted metal railings in place of the existing timber infill panels is considered to be appropriate and in keeping with the front boundary treatments of a number of other properties along this part of Stanley Road, and will allow for greater views of this character building than at present.
 - 3.10.5 The private amenity space provision at the rear in the form of 4 patio/terraces, 2 of which also consist of small private garden spaces, is considered to be appropriate landscaping for the 4no. ground floor apartments. Of the 3no. first floor apartments, two will have rear balconies, and all three will benefit from the remaining communal amenity space which is also considered to be appropriately landscaped for the enjoyment of all residents. Additionally, it should be noted that Stanley Road leads onto the nearby Red Rocks and Hoylake beach.
 - 3.10.6 Overall, it is considered that the amended scheme will be appropriately landscaped with appropriate boundary treatments which will not be

detrimental to the character of the application site and surrounding area. The proposal is therefore compliant with Wirral UP Policies HS4, LA7, GR5 and GR7 and the provisions of the revised NPPF.

3.11 Highways:

3.11.1 Highways Assets were consulted but raised no objections subject to 1 no. condition pertaining to the need to submit for approval, prior to the commencement of works, a full scheme of works for the construction of the new vehicle access from the highway, and any amendments to the existing highway made necessary by the development. A full scheme of works was submitted upfront by the Applicant's agent and approved by Highways Assets on 17 May 2022, thereby negating the need for this requirement to be satisfied via a discharge of condition application prior to the commencement of works.

3.11.2 Traffic and Transportation initially advised that the existing access into the site was insufficient to use as a two-way entrance and exit. The applicant subsequently widened the opening to 4.5m as requested, so that two vehicles may pass one another. Whilst not requested by the Highways Engineer, the applicant also provided a separate pedestrian access on the updated site plan so that pedestrians would not have to access the site via the vehicular access. The applicant also addressed the Engineer's concerns surrounding there being insufficient spaces for bicycles in the proposed secure cycle parking/storage. This was increased from 6 to 8 to accord with TR12's cycle parking recommendations, which has a standard of one cycle parking space per apartment. Concerning the vehicular parking provision and servicing the Engineer commented as follows:

The development provides satisfactory in-curtilage parking and each apartment has two car parking spaces, this is in line with the SDP4 parking standards and is accepted. There is also some scope for vehicles to park (on occasion) externally to the building on the opposite side of Stanley Road without blocking access to the cul-de-sac turning head or impacting on neighbouring parking requirements.

The proposed servicing arrangements are considered satisfactory and can be undertaken from the adopted highway of Stanley Road without causing any significant obstruction.

Subject to satisfactory cycle parking and the vehicle access being widened to a minimum of 4.5m Traffic and Transportation would have no objection to the proposals.

3.11.3 Full details of secure covered bicycle storage/parking facilities were submitted for approval on 13 May 2022 in order to negate the need for them to be discharged prior to commencement of works. Located in the rear corner of the plot, the siting, scale and design of the secure covered bicycle storage/parking facility was considered to be acceptable in planning terms, with appropriate dimensions and sympathetic materials and design features applied.

- 3.11.4 Informatives regarding the necessary works to the Stanley Road footway to widen the existing access, and the need for a pre-commencement site inspection from the Local Authority have also been added to the decision notice at the request of Highways.
- 3.11.5 Subject to the above, the amended scheme is considered to be acceptable in terms of highway safety and is therefore considered to accord with Policy TR9 in the in the Wirral Unitary Development Plan. In terms of traffic and parking, the amended scheme is considered to comply SPD4 and Policy TR12 of the Wirral Unitary Development Plan. Overall, there are no highway implications which would warrant refusal of the application.

3.12 Environmental/Sustainability:

3.12.1 The Environmental constraints associated with the application site or the surrounding area, are as follows:

1. The application site is located in close proximity to the following European sites:
 - Mersey Narrows and North Wirral Foreshore SPA (90m north);
 - Mersey Narrows and North Wirral Foreshore Ramsar site (90m north);
 - Dee Estuary SAC (90m north);
 - Dee Estuary SPA (360m west); and
 - Dee Estuary Ramsar site (290m west).
2. The application site is also located adjacent/close to the following Nationally and Locally designated sites:
 - Royal Liverpool Golf Course LWS (adjacent to the southern site boundary)
 - Red Rocks SSSI (220m south-west)
3. There are 18 trees on site which are proposed to be felled; and
4. The site is located in Flood Zone 2 and 3.

The following consultees were therefore consulted:

1. Merseyside Environmental Advisory Service (MEAS);
2. Natural England;
3. Wirral Wildlife;
4. Trees and Landscaping; and
5. Environment Agency (Standing Advice).

3.12.2 MEAS had no objection to the proposed scheme, subject to 7no. conditions pertaining to:

1. the requirement for a Construction Environmental Management Plan to be submitted for LPA approval prior to the commencement of works;
2. the requirement for Reasonable Avoidance Measures to be implemented in respect to Natterjack Toads;
3. the requirement for residents to be provided with an information leaflet;
4. the requirement for all exterior lighting to be designed and used to minimise impacts on bats and their insect food;
5. the requirement to restrict vegetation management and building work to take place outside the bird breeding season unless checked first by an

- appropriately experienced ecologist;
- 6. the requirement for details of bird boxes as well as timing of installation to be provided for approval and implementation prior to occupation; and
- 7. the requirement for a Site Waste Management Plan to be submitted for LPA approval prior to the commencement of works.

MEAS also provided 2no. informatives relating to:

- 1. the need for the applicant to follow the guidance of the Bat Conservation Trust in respect of external lighting; and
- 2. the need for the applicant, their advisers and contractors to be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

3.12.3 Natural England had no objection subject to the provision of an advisory leaflet for residents, the production and implementation of a Construction Environmental Management Plan (CEMP), and the implementation of Reasonable Avoidance Measures (RAMs) for Natterjack toads, all of which have been conditioned.

3.12.3 Wirral Wildlife had no objection subject to 3no. conditions pertaining to:

- 1. the requirement for Reasonable Avoidance Measures to be implemented in respect to Natterjack Toads;
- 2. the requirement for all exterior lighting to be designed and used to minimise impacts on bats and their insect food; and
- 3. the requirement to restrict vegetation management and building work to take place outside the bird breeding season unless checked first by an appropriately experienced ecologist.

Wirral Wildlife also provided 2no. informatives relating to:

- 1. the need for the applicant to follow the guidance of the Bat Conservation Trust in respect of external lighting; and
- 2. the need for the sowing of a new lawn with various species to aid biodiversity. Management should be such as to allow flowering - perhaps 6-8 cuts per year.

3.12.4 The Tree Officer had no objection to the felling of 18 trees, given the fact that the majority are a poor form of cedars which appear to have been wind pruned due to prevailing winds off the sea. This position is subject to the requirement for mitigation planting to include native species more suitable for a coastal environment, supported by suitable maintenance in the first years after planting. This requirement is secured by a pre-completion / first occupation compliance condition.

3.12.5 Environment Agency standing advice pertaining to minor extensions applies given that the property is located within flood zone 2 and 3. This requires that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. The floor levels at FFL +9.00 are no lower than existing floor levels, and so are acceptable.

3.12.6 Full details of refuse and recycling provision were submitted for approval on 13 May 2022. Located to the left of the vehicular access behind the front boundary, the siting, scale and design of the external bin storage was considered to be acceptable in planning terms, with appropriate dimensions and sympathetic materials applied.

3.12.7 In the absence of any objections from the above bodies, it is considered that there are not any environmental issues weighing against the proposal. The development is considered to comply with Wirral UP Policies GR7, NC1, NC3, NC5, NC6, NC7, WA1 and WA2, the Joint Merseyside and Halton Waste Management Plan Policies WM8 and WM9 and provisions of the revised NPPF.

3.13 Amenity:

3.13.1 In terms of amenity, it is considered that the proposed development as amended on 16 December 2021 and 11 May 2022 would not be so extensive as to be overbearing or to result in overshadowing or overlooking in relation to neighbouring properties.

3.13.2 No new first or second floor windows are introduced which would permit overlooking, whilst the proposed single storey rear extension and two storey rear bay would not be so extensive as to be overbearing or to result in overshadowing. Neighbouring outlook would not be affected by these proposed structures.

3.13.3 Separation distances do not strictly apply in this instance as no new first floor habitable room windows on main elevations are proposed. In any case, the proposed extension will be set off the north-eastern boundary of the site with 15 Stanley Road. The main property at 15 Stanley Road is set a substantial distance off this boundary, and the proposal will therefore not have an unacceptable adverse impact upon this neighbouring property, or any other surrounding properties.

3.13.4 The private amenity space provision at the rear in the form of 4 patio/terraces, 2 of which also consist of small private garden spaces, is considered to be appropriate landscaping for the 4no. ground floor apartments. Of the 3no. first floor apartments, two will have rear balconies, and all three will benefit from the remaining communal amenity space which is also considered to be appropriately landscaped for the enjoyment of all residents. Additionally, it should be noted that Stanley Road leads onto the nearby Red Rocks and Hoylake beach.

3.13.5 In total 23 objections have been received to the proposed scheme. The planning issues raised relate to:

1. Layout and density of buildings/overdevelopment - addressed in section 3.8;
2. Impact on the character and appearance of the area - addressed in section 3.8;
3. Traffic and parking issues - addressed in section 3.11;

4. Scale and dominance addressed in sections 3.8 and 3.13;
5. Appearance and design of development - addressed in section 3.8;
6. Effect on the Conservation Area - addressed in section 3.9;
7. Effect on trees and wildlife / Nature conservation - addressed in section 3.12;
8. Overlooking / Loss of privacy - addressed in section 3.13;
9. Drainage and flood risk - addressed in section 3.12;
10. Economic impact and sustainability - it is not considered that the amended scheme, which is significantly reduced in scale, will have a detrimental impact on the sustainability of the local economy;
11. Highway Safety - addressed in section 3.11;
12. Impact on the community and other services - it is not considered that the amended scheme, which is significantly reduced in scale, will have a detrimental impact on the community and other services;
13. Emerging Local Plan - addressed in section 3.5;
14. Government Policy (NPPF paragraph 48) - addressed in section 3.5; and
15. Previous Planning decision (ref: APP/17/01535) - this application was approved, and the current scheme is comparable to that scheme. It has been demonstrated that there are no material planning issues which would merit the refusal of the current proposal.

3.13.6 In view of the above, it is considered that the proposal as amended will not have an adverse impact on the amenities of neighbouring properties in terms of loss of privacy, light and outlook, and so it is compliant with Wirral UP Policies HS4 and HS13 and provisions of the revised 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 proposal as amended is considered to be acceptable having regard to scale, appearance, amenity and Wirral's UP Policies HS4, HS5, HS13, CH2, CH3 and LA7, Joint Merseyside and Halton Waste Local Plan Policies WM8 and WM9, Hoylake NDP Policies DI2 and DI3 and the revised National Planning Policy Framework.

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 16 December, 2021, 13 May, 2022 and 17 May, 2022 and listed as follows:

B103 Rev.B (Proposed Ground Floor Plan), dated: 10 December, 2021;
B104 Rev.B (Proposed First Floor Plan), dated: 10 December, 2021;
B105 Rev.B (Proposed Second Floor Plan), dated: 10 December, 2021;
B106 Rev.C (Proposed Front and Street Scene Elevations), dated: 11 May, 2022;
B107 Rev.B (Proposed Right Side and Rear Elevations), dated: 10 December, 2021;
B108 REV.B (Propose Left Side and Rear (Golf Course Aspect) Elevations), dated: 10 December, 2021;
B109 Rev.F (Proposed Site Plan), dated: 17 May, 2022;
C140 Rev.A (Proposed Outbuildings); dated: 13 May, 2022;
C150 Rev.C (Proposed Footpath Crossing), dated: 17 May, 2022; and
C601 Rev.A (Proposed Window Details), dated: 11 May, 2022.

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

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

4. The new windows and doors throughout the development shall be implemented in accordance with the approved full details received by the LPA on 13 May, 2022 and illustrated in drawing C601 Rev.A (Proposed Window Details), dated: 11 May, 2022, and shall remain thereafter.

Reason: To protect character and appearance of the Meols Drive Conservation Area to comply with Policy CH2 of the Wirral's UP

5. The construction of the new vehicle access from the highway and any amendments to the existing highway made necessary by this development, shall be completed in accordance with the approved full scheme of works received by the LPA on 17 May, 2022 and illustrated in drawing C150 Rev.C (Proposed Footpath Crossing), dated: 17 May, 2022, prior to occupation of the development.

Reason: In the interests of highway safety and to accord with Policy TR9 in the in the Wirral Unitary Development Plan.

6. Prior to the commencement of works a Construction Environmental

Management Plan detailing pollution control measures to be implemented during works on site to prevent any runoff into the adjacent designated area shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Environmental Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting designated sites and to accord with Policies NC1, NC3, NC5 and NC6 of the Wirral Unitary Development Plan.

7. The following Reasonable Avoidance Measures (RAMs) shall be undertaken during the construction phase:
 1. Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians to move away from the affected areas;
 2. The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and
 3. Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians .

Reason: To protect amphibians during construction and to comply with Policy NC7 (Species Protection) in the Wirral Unitary Development Plan.

8. A residents information leaflet shall be provided to all new residents of the development advising them of the importance of the European sites and a responsible user code.

Reason: In the interests of protecting designated sites and to accord with Policies NC1 of the Wirral Unitary Development Plan.

9. All exterior lighting shall be designed and used in accordance with the guidance of the Bat Conservation Trust.

Reason: To minimise the impacts on bats and their insect food from excessive light spill onto important habitats (eg. linear bands of vegetation) in line with NPPF paragraph 180.

10. No tree felling, scrub clearance, hedgerow removal, vegetation management or building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation

are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

11. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Reason: To mitigate the loss of bird breeding habitat and to comply with Policy NC7 in the Wirral Unitary Development Plan.

12. 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.

13. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Wirral UP Policies GR5, GR7, CH2 and LA7.

14. The new secure covered cycle parking/storage facilities, shall be provided in accordance with the approved details received by the LPA on 13 May, 2022 and illustrated in drawing C140 Rev.A (Proposed Outbuildings), dated: 13 May, 2022, 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.

15. The new external bin store shall be provided in accordance with the approved details received by the LPA on 13 May, 2022 and illustrated in drawing C140 Rev.A (Proposed Outbuildings), dated: 13 May, 2022, 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 a satisfactory appearance and adequate standards of hygiene.

16. The off-street parking spaces, as shown on the proposed site plan (ref: B109 Rev.E) shall be provided for occupiers as shown prior to first occupation and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

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

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new vehicle access or the amendment/removal of an existing vehicular access. Proposed vehicle access to be constructed in accordance with LPA commercial concrete crossing specifications. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council Highway Management team area manager via www.wirral.gov.uk prior to the commencement of the works for the approval of the proposed details.
2. A pre-site inspection is required prior to the development works commencing with the LA - any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developers expense, to the LA specifications and written approval. For further details contact Highway Management, area manager via www.wirral.gov.uk.
3. The applicant should refer to the Bat Conservation Trust website (<https://www.bats.org.uk/news/2018/09/newguidance-on-bats-and-lighting>) concerning an appropriate lighting scheme design.
4. The applicant, their advisers and contractors should be aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

5. The CEMP could be expended to include avoidance measures for protected/Priority species including:
 - Natterjack toad;
 - Hedgehog; and
 - Precautions in respect of nesting birds.
6. The residents information leaflet which is to be provided to all new residents of the development advising them of the importance of the European sites and a responsible user code, should follow the format as shown on the MEAS website: http://www.meas.org.uk/media/11050/lcr_leaflet_wirral.pdf.
7. The following British Standards should be referred to:
 - a) BS: 3882:2015 Specification for topsoil
 - b) BS: 3998:2010 Tree work - Recommendations
 - c) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
 - d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
 - e) BS: 4043:1989 Recommendations for Transplanting root-balled trees
 - f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
 - g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
 - h) BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
 - i) BS: 8601:2013 Specification for subsoil and requirements for use
8. The sowing of a new lawn with species such as self heal, birds foot trefoil, daisy, cat's ear and white clover and fine grasses such as red fescue and common bent would aid biodiversity. Management should be such as to allow flowering - perhaps 6-8 cuts per year. (Naturescape do a 'flowering lawn mix' that would be fairly suitable).

Last Comments By: 08/02/2022 10:41:06

Expiry Date: 26/11/2021