

Item 5. APP/22/00977 9 CALDY ROAD, WEST KIRBY, WIRRAL CH48 2HE

Neighbour Representations

Further representation from an occupier of the adjacent apartment building re-emphasising their earlier objection and disputing the conclusions of the submitted daylight/sunlight report.

The open plan living/dining/kitchen space is very deep with little light penetration to the kitchen and the impact of the proposed development on this space will, in the view of the objector, be unacceptable.

The side room is used as a bedroom, not a study, was sold as a third bedroom with the marketing materials and the show flat demonstrating the room dressed as a bedroom. The objector considers that the design intent of the space should be irrelevant, with weight given to how the space is actually used.

The objector considers that the effect on the ground and first floor flats to the south side of number 7 will be significant due to loss of light.

Officer observations

The approved plans for the existing development at number 7 identify this space as bedroom 3/study. It is also only served by a high level window, meaning that it has no outlook, unlike the main living space to the front and the 2 bedrooms at the rear. When assessing the previous application at no 7, Officers did not consider this to be a main habitable space, with the report noting that main habitable rooms have outlook to the front and rear.

The local planning authority has no jurisdiction on how the developer markets the property nor how the occupier uses the space. The internal amenity of this room was already compromised

The Officer Report sets out in detail the impact of the proposed development and Officers reiterate the view that the overall impact on outlook and light levels reaching the ground and first floor apartments is considered on balance to be acceptable.