

Item 4B

DC/2020/02267 – 2 Argyle Road, Southport

**MS PHILIPPA LANDOR - STATEMENT ON BEHALF OF PETITIONERS  
IN OBJECTION TO THE APPLICATION**

WORD COUNT: 648

Chair, and members of the Committee good afternoon. This Statement is submitted on behalf of the owner-occupier of the adjacent property, who is strongly opposed to the application proposal and has made written representations to the Council covering matters which will be highlighted for the benefit of Members in this Statement.

Firstly, it is important that Members of the Planning Committee are aware that the application which you are being asked to approve is not accurately described in the Committee Report. The purpose of the Report provided by Officers is to provide all of the information that is relevant to the application in order that the local authority may lawfully grant planning permission and avoid legal challenge via Judicial Review.

You will see that the proposal development is referred to in the Report simply as, “the erection of a semi-detached dwelling.”

However, as a matter of fact, the proposal is a revision of a previous scheme to create a flat within the basement, with external alterations to the existing building including rear dormers, demolition of the chimney stack and alterations to existing windows (on lower ground floor, ground, first and second floor) in conjunction with a proposed part 3/part 4 storey side extension to create a new C3 dwellinghouse, with associated subdivision of curtilage, construction of new vehicular access and associated car parking.

Given the scope of the proposal, we have suggested that the applicant ought to provide the following information in order for the impact of the proposal to be properly assessed:

- Detailed design of new vehicular access, including visibility splay,
- Scaled Drawing of Proposed Street Scene,
- Elevations of new boundary treatment to Argyle Road,
- Landscaping Scheme,
- Tree Survey and Method Statement,
- Bat Survey for Roost Potential of Trees to be felled,
- Design and Access Statement.

Unfortunately, none of these documents has been provided.

In any event, we consider that planning permission must be refused for the development as proposed. The reasons for refusal should relate to the impact on neighbouring occupiers residential amenity and to the impact of the development on the character of the area.

The development proposal is contrary to development plan policy HC3 and it would not protect the residential amenity and living conditions of neighbouring occupiers.

The proposed dwelling is significantly taller than, and is sited 2.5 metres from the boundary shared with 2A Argyle Road. The height and proximity would be significantly overbearing and oppressive. In addition, there are side windows on the neighbouring property which would be impacted by overlooking, overshadowing, loss of light and loss of privacy and outlook.

The basement flat would depend on daylight from just two windows (one at the rear of the living room and one in a bedroom). The size, position and potential for obstruction of the lightwells at the front means that natural lighting is likely to be inadequate. A lack of natural light and or any appreciable view can in time lead to feelings of isolation and psychological effects such as depression. This would constitute a hazard under the Housing Health and Safety Rating System – Part 1 Housing Act 2004.

In addition, the proposal would be contrary to development plan policy EQ2 as it does not respond positively to the character, local distinctiveness and form of its surroundings.

The proposed dwelling would infill the existing side garden, disrupting the rhythm of the street scene and eroding the spaciousness between buildings. The proposals result in the loss of the existing prominent chimneys, which are a characteristic feature of Edwardian properties in the area. Trees and green garden space would also be lost to a large expanse of tarmac at the front of the site to the detriment of the visual amenity and character of the areas.

For these reasons, we urge the Planning Committee not to take the advice in the Office's Report and to refuse planning permission for this application.

Thank you.