

Item 4B

DC/2020/02267 – 2 Argyle Road, Southport

Applicant – Mr Black's response to Petitioner Statement

WORD COUNT: 617

Chair and members of the committee thank you for allowing me to address the concerns raised by the petitioners. I strongly believe that there are little grounds for their concerns as they have been thoroughly examined and addressed by at least four different planning inspectors and officers that have been involved in this process from day one. Namely, David Atherton, Liz Beard, Neil Mackie and finally the Chief Planning Officer. To suggest that they have somehow negated to ask for vital information baffles me. For example, suggesting that the planners should have asked for a tree report when there are no trees on this plot, apart from the saplings that I planted late last year, is a complete mystery to me as is asking for a Bat Survey? Indeed, if the planners deemed it necessary for any of the reports in which the petitioners' claim should have been requested, we would of course have complied in full. The fact that they did not, demonstrates that the planning process in Sefton is based on common sense and does not discriminate between those that can afford many expensive unnecessary drawings/reports and those that cannot.

The plot width from my Gable end to the shared boundary at number 2a at present is 11 meters. I do not know what the average is between houses in Southport but I would hazard a guess at around 1 - 2 meters including down this street also. When myself and my architect designed this house, we left 2.5 meters in order to be more sympathetic towards the neighbours. This then ensures that the street scene continues to flow in accordance to every other building on this side not to mention 99% of other houses in this town. A quick look at the location plan will confirm this.

The claim that the build will be overbearing and oppressive was also addressed and satisfied by the planning officers during their site visits based on the fact that the proposed build is to the North East of 2a therefore no overshadowing is even possible. At present there is a large window on the upper gable that directly overlooks 2a's back garden therefore providing no privacy for them whatsoever. The proposed plan removes this window to create a rear dormer facing 90 degrees away from the gable therefore (and for the first ever time), ensuring that there is complete privacy regarding number 2a's back garden. This should be commended.

Regarding the character and appearance of the new build, this side of the road is comprised of 8 detached and 6 semi-detached houses of varying design and year of build. Opposite there are mainly large purpose-built flat complexes that have been built mainly over the last 50 years. On our side, 13 of these properties (including mine) are 4 stories high which accounts for 87% of all the buildings. The plot width is roughly the same as all the other plots that have a pair of semi-detached houses on Argyle Road and the proposed build matches that of the width and height of every one of these semi-detached pairings. As was summarised in the planning report, the proposal responds positively to the character of the area.

The claim that the basement flat will only have two windows is wholly inaccurate. The submitted plans show four windows plus a door that is double glazed also. Chair and members, the information in this petition is largely inaccurate or misleading. Additionally, the suggestion that they make regarding trees being lost in order to create a large tarmac area for parking is just simply untrue as there are no trees at the front of this plot.

Thank you for your time and consideration.