
Report to: [Planning Committee](#) **Date of Meeting:** [24 August 2011](#)

Subject: **S/2011/0865**
 [24 Argyle Road, Southport](#)

Proposal: [Change of use from C3 use to mixed use C3/C1 as a part dwellinghouse and part Bed and Breakfast](#)

Applicant: [Mrs J Edwards](#) **Agent:** [Architectural Design & Management](#)

Report of: Head of Planning Service **Wards Affected:** [\(Cambridge Ward\)](#)

Is this a Key Decision? [No](#) **Is it included in the Forward Plan?** [No](#)

Exempt/Confidential [No](#)

Summary

The proposal seeks to change the use of Number 24 Argyle Road from a C3 Dwellinghouse to mixed use C1 Bed & Breakfast/C3 Dwellinghouse.

The issues to consider are the impact on the Hesketh Road Conservation Area and the impact on neighbouring residential amenity.

Recommendation(s)

Approval

Reasons for the Recommendation:

When assessed against the Unitary Development Plan and all other material considerations, particularly policies AD2, CS3, DQ1, H10 and HC1, the proposal is acceptable.

Implementation Date for the Decision

Immediately following the Committee meeting

Contact Officer: **Mrs S Tyldesley** Telephone 0151 934 **3569**

Case Officer: **Neil Mackie** Telephone 0151 934 **3606**

Email: planning.department@sefton.gov.uk

Background Papers:

The following papers are available for inspection by contacting the above officer(s).
History and Policy referred to in the report

The Site

A detached dwellinghouse in a corner plot to Argyle Road and Hesketh Road, lying within the Hesketh Road Conservation Area.

Proposal

Change of use from C3 use to mixed use C3/C1 as a part dwellinghouse and part Bed and Breakfast

History

None.

Consultations

Highways DC – No objections to the proposal as there are no highway safety implications.

Environment Head of Service – No objection to the proposal.

Neighbour Representations

Last date for replies: 12th August 2011 (expiration of press notice).

Representations received: 14 letters of objection from Numbers 9, 14, 20, 30, 31, 32, 33, 34, 38 & 41 Hesketh Road and Numbers 20, 23, 25 & 27 Argyle Road. Points of objection relate to the intrusion of a commercial use within a residential area, the need for such a use, detrimental harm to highway safety through increased trips generated by the proposal, impact on residential amenity of neighbouring properties and the detrimental impact on the character of the Conservation Area.

A petition of 42 signatories and endorsed by ward Councillor McGuire has been received objecting to the proposal on the grounds of its negative impact on the Conservation Area plus non-material considerations relating to existing C1 operations in the vicinity.

The merits of the proposal will be considered below, but the need for such a use is not a material consideration.

Policy

The application site is situated in an area allocated as Hesketh Road Conservation Area and Primarily Residential on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
H10	Development in Primarily Residential Areas
HC1	Development in Conservation Areas

Comments

As the proposal site lies within the Hesketh Road Conservation Area – though at the boundary of this Conservation Area - and within a Primarily Residential Area then the key considerations in determining the change of use will be the impact of the proposal on the character of the Conservation Area and the impact of the proposal on residential amenity and the prevailing character of the area.

The sole external alteration being sought is the layout of four designated car parking spaces to the front of the property, behind the existing front boundary treatment of an existing well designed brick wall with hedgerow and mature trees behind. The boundary treatment affords a high degree of privacy to the front of the property and as such, would screen the parking layout to a high degree. The applicant stated within their submitted application form that no hedges or trees would be affected by the proposal, and this has been reiterated in a letter received 9th August 2011.

In terms of the impact on the Conservation Area, there is some concern as to the extent of the hard standing at the front of the property.

However, there are numerous properties lying within the Hesketh Road Conservation Area have areas of hardstanding to the front of the dwellings to provide for vehicle parking and it is therefore not out of character for such an area to be provided.

In order to address these areas of concern the Council has requested a full landscaping plan from the applicant to show a strengthening of the boundary treatment plus a reduction in the amount of hardstanding to the Argyle Road elevation. This will be reported in Late Representations.

Representations to this application have commented upon the potential disturbance and intrusion of privacy by the use but as there are no additional windows proposed to the property, and the leisure facilities are mentioned then it is considered that at full occupancy, the comings and goings from the property would remain consistent with that expected of a property of its size, while the disturbance generated by the property would not be out of keeping with its previous use solely as a dwellinghouse.

As such, the proposal would not therefore cause significant detrimental harm to neighbouring properties, particularly Number 22 Argyle Road and Number 33 Hesketh Road, and is therefore acceptable in this regard.

As is evident from there being no objections from the Council's Highways Engineers, the proposal will not cause harm to highway safety through vehicles entering or leaving the site.

In conclusion, the proposal meets planning policy and it is therefore recommended that the application be granted consent with conditions.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance

Reasons

1. RT-1
2. RX1

Drawing Numbers

01, 02, 03, 04 Elevations, 04 Location Plan.

Existing site plan



Proposed site plan


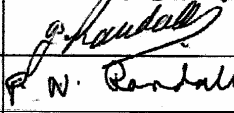

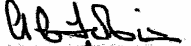

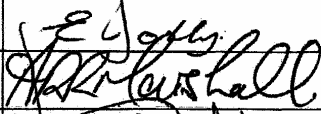



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**Objection to Change to the Mixed Use
 of a Residential Property
 Ref: S/2011/0865**

Almost without exception, the Sefton residents, who have signed this petition, live within the Hesketh Road Conservation Area. They are opposed to the planned change of use of 24 Argyle Road, Southport, Hesketh Road, situated within this Conservation Area.

We believe that this development will have an unacceptable impact on the amenity, integrity and character of a tightly defined conservation area. We believe that the privacy of neighbours living in properties adjacent to this proposed development will be compromised. We have concerns also that this proposal puts in jeopardy those established small hotels and guest houses within the vicinity of the conservation area and which are struggling to remain viable economically.

Name	Address	Signature
Mr David Brown	31 Hesketh Road	
Mr George Randell	33 Hesketh Road	
Mrs Pamela Randell	33 Hesketh Road	P. N. Randell
Mr David Tobin	30 Hesketh Road	
Mrs Ann Tobin	30 Hesketh Road	
Dr Ian Jolly	32 Hesketh Road	
Mrs Elaine Jolly	32 Hesketh Road	
Mr Andrew Marshall	34 Hesketh Road	
Mrs Diana Marshall	34 Hesketh Road	