

11 Birchway

UB3 3PE

Planning Appeal

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The basis of this application is that through precedent set-in granting permission for the conversion of 37 Birchway in 2018. This application will meet the principals outlined in the councils planning policy DMH 4 outlined in the Local Plan Part 2.

Local Plan Policy DMH 4: Residential Conversions and Redevelopment Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats.

Total number converted properties = at least 126. 2No. converted to apartments hence 2% conversion rate in Birchway

- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes.

At approximately 600m in length Birchway falls outside this parameter

- iii) the internal floor area of the original building to be converted is at least 120 sqm; and

My estimate of existing building – 66 Sq. m. Typical as other buildings in the street.

However, consent was given to convert 37 Birchway to three apartments. This property was originally the same size as the other properties in the street, that is 66 Sq. m. However, it was extended with a prior approval 6m rear extension, application ref: 61976/APP/2014/915, and a permitted development out building. This increased the building area to approximately 130Sq. m. The application to convert 37 Birchway into three apartments was made, application ref: - 61976/APP/2018/3935 was made and granted in 2018.

Our proposal is to remove the first-floor rear extension. The first-floor apartment will be as that granted for 37 Birchway, planning ref: - 61976/APP/2018/3935. An outbuilding of approximately 20 Sq. m will be added to provide shared storage and communal workspace for the apartments. There will be two apartments. The ground floor will be a two-bedroom apartment as shown on the rejected application. The first floor will be as described above.

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We proposed to remove one of the parking spaces leaving a total of two. This should address the council's concerns regarding the tree as it will remain.

- i) units are limited to one unit per floor for residential conversions.

Application complies with this provision.