

GREASBY ROAD, GREASBY, WIRRAL for Plant Building Ltd.



PREVIOUS BUILDINGS ON SITE

This site previously housed a collection of single storey small businesses, with one section being a two storey building. An outline application to convert two of the buildings into one dwelling, demolish the remaining building and create three new homes was submitted by the previous owners and approval granted in February 2018.

Our residential proposal will incorporate 5 No. residential dwellings, with associated landscaping and car parking. The buildings which surround the site are predominantly 2 and 3 storey houses and flats, with no real precedent being set.

The scheme proposes to re-use the existing buildings in the North East corner of the site, which are in part two storey in scale. It is proposed that this building is converted into a two storey residential dwelling, as per the outline approval. However, it is also proposed that the building be extended Southwards, to create an improved space that will be more useful by the occupants. Unlike the outline approval, no windows will overlook the existing properties adjacent to this plot.

The new build dwellings sit on the same footprint as those approved under the outline application, but provide four units as opposed to three. The interface distances to the existing properties meet the required planning standards, as do the garden lengths.

A proposed landscaping scheme has been submitted indicating new shrub and tree planting, which will provide biodiversity and food for birds, small mammals and insects alike from the seeds and catkins.

Value:	Undisclosed
Completed:	On Site
Contract:	JCT Design & Build