

Summary notes on FOI response.

On top of all the other evidence already provided, a “highly significant” email is included (see next page) , but in general all email addresses are redacted so it is not always possible to validate the sender and receivers. However, it is relatively straightforward to work some of these out. In a few cases, we offer an opinion on who we believe the senders and receivers are, and opinions or facts that relate to the content.

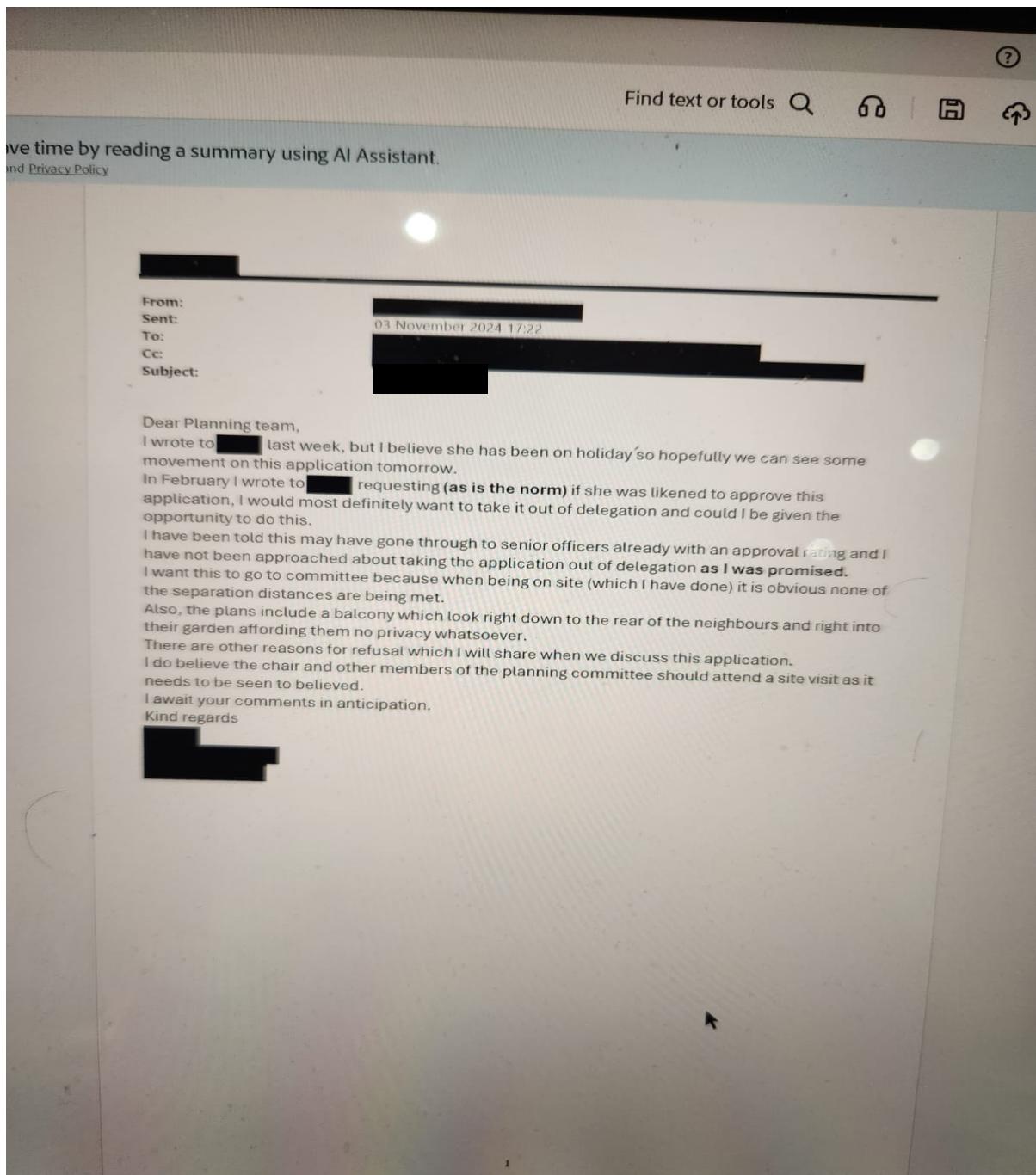
There is much information missing, including:

- There is only one internal council employee to council employee email communication within any of the FOI response documentation (despite being specifically requested). The one that is included appears indeed highly likely to be from Cllr Hodson to “the Planning Team”. It is one of the many “smoking guns” in this case, so we cover it straight after this summary.
- You will easily see that not all of the email exchanges between the planning officer and the applicant are included. We estimate around 50% are not included.
- The 50+ page report sent to the planning officer from the applicant is missing.
- Most of the email communications between the applicant and Paul Satoor are missing.
- The applicant’s response to Ms McDougall is missing.
- The letter from Mr McNeal is missing.
- There is only one email communication from Cllr Hodson included. This references other emails or letters (but probably emails) as he states he “wrote”, and these are not included in the FOI response.
- An email from a neighbour states that she has been told specific information that we believe is from Cllr Hodson (the name is redacted). She references that she has been CC’d on emails, and it is also apparent that there has been ongoing communication between them over a long period of time, and that he has also been on-site. She also references that her “son has been informally told”, demonstrating an informal back-channel, underhandedness, and underlining how things have been really done with this planning application. These communications, unsurprisingly, are missing.

A second FOI was sent, and no additional information was provided. In fact, the response was a flat refusal to send further information.

A third FOI with very specific questions is being prepared to be sent in the next few weeks. We have listed this below and we will publish its response.

Straight to a significant email



This is highly likely to be from Cllr Hodson.

We don't really need to add anything to this. It is fairly self-explanatory. It is from a man who has already vexatiously and maliciously lied about a potentially fatally dangerous tree

without any regard to life. And it is no coincidence that it was sent on 3rd November 2024, just four days before the Planning Committee was set to meet on 7th November, and just a few days before the application was rejected in the corrupted, still-to-be-explained circumstances that we have outlined on this website. It underlines his clear intention to block the Planning Officer's own legitimate and compliant design and specifications.

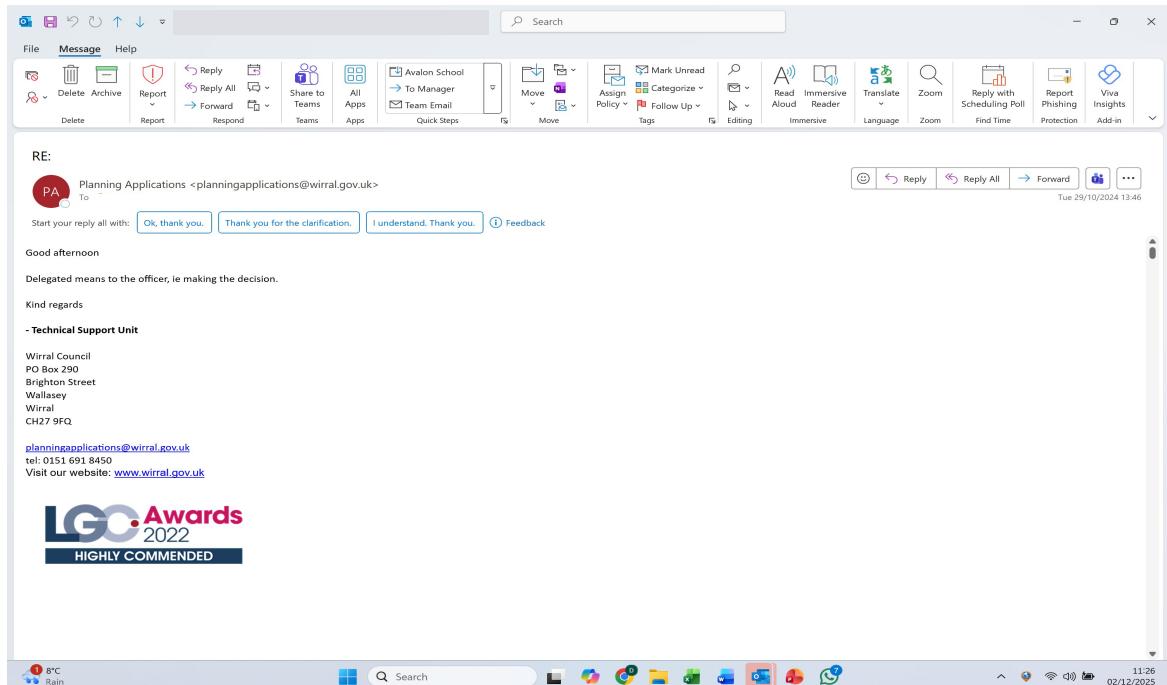
You will note that he states, "I have been told this may have gone through to senior officers already with an approval rating and I have not been approached about taking the application out of delegation **as I was promised.**"

This is clear and undeniable proof that, just four days before the application was to be approved, the Planning Officer was recommending her own plans for approval (and why wouldn't she), and that Cllr Hodson knew it.

It is also telling that Hodson had just got back from his holiday, yet his priority was not deal with his own business or general council matters (Wirral Council is bankrupt, has been bailed out by the Government this year to the tune of c£25M and has many ongoing budgeting issues that fill the local news and therefore need dealing with) nor to let the Council planning employees get on with their jobs and leave democracy to flourish, but to maintain his vexatious and malicious attack on the applicant and his family and have their legitimate and compliant planning application rejected.

The email is dated 3rd November and timed at 17.22. This is a Sunday evening when most people are enjoying the final hours of their valuable weekends, engaging in Sunday family activities or a Sunday roast dinner. But not Cllr Hodson, who was compelled to fire emails off to the Planning Department. This man is clearly determined to have a legitimate and compliant planning application rejected, and he is pulling out all the stops.

At this point, it is appropriate to show the email that was sent from Wirral Council's planning group email the previous week in response to the applicant's email. At the time, he understood that the application was going to committee and was therefore asking what dates and times that would be. They responded as follows:



That's right. Delegation means the Planning Officer will make the decision on her own plans. And the email from Hodson to the Planning Team tells us that Hodson has been told that the application already has an approval status, meaning it is going to be approved. Yet again, to reiterate the point, less than four days later a compliant and legitimate application is rejected. So Hodson has done his work, and what follows thereafter is a complete cover-up of the facts, spearheaded by Paul Satoor. To this day, over a year later, the circumstances as to how, who, and under what legal authority the person or persons corrupted the Planning Officer's documented intention have still not been answered, despite numerous requests by the applicant and two FOI requests submitted by a journalist.

Rather than leave the contents of Hodson's email unchallenged, we will also respond to the technical planning points he makes in his email.

The first is: "*it is obvious the separation distances are not being met.*" This is not true. If Cllr Hodson had bothered to get his measuring tape out, he would know this, or if he had bothered to meet with the Planning Officer, he would have been told this directly. It is also covered and documented within the email exchanges between the Planning Officer and the applicant in comments by the architect. The distances were measured using an electronic measuring device when the Planning Officer was on site with both the architect and the applicant. To be clear, the architect also confirmed in those same email communications that the original plans met these policy requirements.

We have also mentioned that the local topography is that of a hillside valley, coming away from the River Dee, meaning that most, if not all, properties both overlook and

are overlooked by neighbouring properties. The applicant's rear garden and the entirety of his rear building, every inch of wall and window, are fully overlooked by two properties. If one is not prepared to be overlooked, this is simply not the area to live in.

Hodson's lack of attention to detail is also apparent in his comments regarding balconies. The property was built between approximately 2017 and 2020 following planning approval in 2015. These approved plans are referenced in the 50+ page report sent to the Planning Officer (included, so you will have reviewed them already), along with illustrative drawings of those designs. The plans, prepared by xxxxxxxx, show a single-storey element in the exact same location where the current extension is proposed, with a flat roof functioning as a terrace and balcony above. The illustrations clearly show the roof terrace laid out with tables and chairs (see below). This specific aspect is acknowledged and approved by the planning officer in her email exchanges where she states "**This staggered appearance would also appear more acceptable when viewed from the streetscene, similar to the CGI image from xxxxxxxx you included in your representation (pg. 26).**" In her email sent to the applicant dated Monday, April 22, 2024 11:28 AM.

To elaborate on the steep nature of the topography further, the property to the right hand side of the applicants' property is a single story bungalow. The applicant's property on its right hand side is three storeys high. The neighbour's single story bungalow is at the same level as the applicant's third story!!

The previous owner, who built the property simply chose not to construct this at the time that the rest of the building was built due to financial constraints. The precedent for this "extension" with terracing and balconies in this exact location had already been approved by the Wirral Planning Department and/or Planning Committee. We have included these illustrations below – two are of the front of the property and one from the rear.



Front view (extension with rooftop terrace and balconies is on the right)



Front view (extension with rooftop terrace and balconies is on the right)



Rear view (extension with rooftop terrace and balconies is on the left)

It should also be remembered that before the Planning Officer first recommended this one-and-a-half-storey extension in writing, she had previously attended the site two months earlier to meet with these neighbours on 30th Jan 2024. So she made this design recommendation with full knowledge of the topography of the area and distances between buildings, and to repeat what was stated above, the architect used an electronic measuring device when she was on site to verify distances between the properties. On this same visit, with the applicant and his architect, the proposed extension was physically marked out and measured with her. Ultimately, these are her plans and not those of the applicant and his architect.

Therefore, Hodson's two stated "formal" reasons for rejection have been comprehensively addressed. However, you will also note his more sinister statement towards the end of the email:

“There are other reasons for refusal which I will share when we discuss this application.”

If these were legitimate planning reasons, why were they not documented in his Sunday evening email alongside the two points he did raise? What might these additional reasons be, and why would he choose to disclose them only through an informal, undocumented, Machiavellian way rather than through official planning channels and this email?

Could those reasons be that black, mixed-race and other ethnic minority applicants are not welcome to have legitimate and compliant planning applications approved in Heswall? We ask readers to consider what Hodson’s “other reasons” might have been, and let us know.

Regardless of whatever those reasons were, and we intend to uncover them, the undeniable fact remains that he managed to see a planning application reversed from approval status to rejection within a matter of days and mere hours before the Planning Committee met.

It is also important to note that within the FOI response we have no other communications that can be attributed directly to Cllr Hodson, despite his written reference to additional correspondence, notably his statement **“as I was promised”** which he emphasises in bold. He also references at least two other occasions where he states that *“I wrote to”*, followed by redacted recipients. These admissions demonstrate that further communications have occurred, yet these are not included in the FOI disclosures. This again confirms that the FOI response process has been corrupted and that the information provided is woefully and deliberately incomplete.

What does Sentiment Analysis Software have to say about Cllr Hodson’s Sunday evening email (and we didn’t tell it that the email was sent on a Sunday evening 🤪)

This email was run through sentiment analysis software. The analysis returned a **highly coercive rating**, with elevated scores for **authority leveraging, entitlement posture, pressure, and guilt or moral pressure**. These linguistic markers are consistent with an individual **actively using perceived status and power to influence or obtain a preferred outcome**, as well as to exert procedural and interpersonal pressure on decision-makers to steer results away from normal regulatory processes.

Summary of pages in the FOI response.

Page 1

The first email exchange is between a neighbour and the Planning Enforcement Agreement Dept. at Wirral Council.

This is one of the minority of emails where text in the body of the email is also redacted, which is extremely suspicious as to what is being stated in this redacted text section. In the majority of emails, only the email addresses masking the senders/receivers are redacted.

In this email, the neighbour says “they are aware of most of the information”, and adds later in the email that their “son has already been informally told that the planning has been rejected”, and then asks that they “should be formally told”. The FOI does not include any details of these formal or informal “back-channel” communications.

This clearly shows a back-channel between neighbours and the Planning Department. Is it a direct back-channel or is it via a third party? The applicant did not have a back-channel, so the Council treated neighbours differently from the applicant, breaching ECHR regulations where every person must be treated the same.

The same neighbour also acts naïve, stating “the planning process is completely new to us”. We will find this out when we ultimately obtain their details under FOI and compare this to whether or not they objected to another mixed-race couple’s planning application (two doors away from this), which was also rejected with a similar number of objections, and compare not just this but also other objectors’ details.

Page 3

This appears to be from someone in the Council, but to a redacted email address. It is likely that this is with a neighbour. If so, ask yourself if this is a suitable email exchange with a neighbour.

Note also the comments:

“I’m also getting lots of emails off the neighbours who are asking if they can attend/speak at Planning Committee. Sorry, I know you’re both busy but it would be helpful if we could determine this app so I can give them a clear answer. It’s a refusal. Thank you!!”

Page 5 (top email October 29th)

There is an email from the applicant to the Planning Department's general group email where he states that he understands the status of the application is that it will go to the Planning Committee and asks for exact details of that meeting. However, the FOI does not include the response, which we have included above. You will have seen that the Planning Group email responds that the status of "delegated" means that it is down to the Planning Officer to make that decision. So, to be clear, it is now down to the Planning Officer to make a decision on her own plans. YES, THAT'S RIGHT!

Pages 6–33

These are email exchanges between the applicant and the Planning Officer.

Pages 33–48 There are emails between the Planning Officer and neighbours. Again, text in the body of emails is redacted. Ironically, the Council has omitted here to redact the Planning Officer's name!!

Pages 49–50

These contain Ms McDougall's response to the applicant following Paul Satoor's decision to treat this as a complaint. The applicant's response is not included.

Page 51

This records further emails between neighbours and the Council.

You will note an email from a neighbour to the Planning Officer on Tuesday, January 30, 2024, at 3:11 pm that includes the line:

"Do you have any humble pie available please so that I can eat it?"

Page 53

On Monday, January 29, 2024, at 4:56 pm, there is an email where the Planning Officer has arranged to visit a neighbour for an on-site meeting but has not yet contacted the applicant at all. It is only when prompted by the applicant and his architect that Mrs Lacey makes her first communication by email. It should be pointed out that this was for the initial planning application, which was purposefully designed to commence the planning process so the Council could then inform the applicant of what he could have, which she does as per the second plans and

design, which are those of the Planning Officer herself, as evidenced in the full email exchange between the Planning Officer and the applicant.

You will also note an email on page 53 dated January 30, 2024, at 14:47 from the Planning Officer to the neighbour where she advises:

“The key measurements you need to be aware of are the height of the proposed extension is 9.85 m from adjacent ground level to the ridge, and 5.9 m in height from the ground to the eaves.”

This again refers to the first application, which she herself addresses in her own plans and design within the second application.

Page 55

It is clear that the email from the same neighbour demonstrates entitlement and a request for preferential treatment, stating:

“We have only today, (Monday 29/1/2024), received your letter regarding this planning application, even though the letter is dated 23/1/2024. The letter states that any comments we wish to make must be made ‘on or before 23 days from the date of this letter’, and you give this date as 15th February 2024. We obviously need time to peruse this application very carefully and decide what action we might wish to take.

But, because, for whatever reason, this letter arrived six days after it was written, we do not have 23 days to make any comments; we only have 18 days. This isn’t our fault, and it probably isn’t yours either, but I didn’t think Royal Mail was that bad. Unfortunately, there is no date stamp on the envelope. Whatever the reason is, I’m sure you’ll agree that this is unfair,”

followed by a request for an extension for submitting an objection.

Pages 57–62

These are undated and not timestamped and contain merely the body of either an email or a letter from what we believe is a neighbour. A fair amount of the text content is redacted.

Page 63

This is the second page of one of the supporting letters to the application, from a Labour peer. Bizarrely, or is it, that the first page of the Peer’s supporting letter which includes the Peer’s comments on the racism the applicant’s family have suffered from neighbours, along with comparisons of other properties that have been approved in the immediate vicinity of the applicant’s property are missing.

Page 64

Dated Thursday, September 5, 2024, at 4:56:28 pm, this is an email from Sarah Lacey to an unknown recipient, as this is redacted.

She states:

“If I have not received an amended scheme by Wednesday that overcomes the harm to the neighbouring property, the application will be refused under delegation based on the plans originally submitted.”

At this point, as you will have seen in the full email exchange, the applicant had completed every instruction relating to her own design and plans, yet she appears to be telling someone else something different. Note also that she now states “under delegation”, which according to the earlier Planning Group email means the decision rests with herself. Throughout the entirety of the email exchange with the applicant, she had indicated on ten separate occasions that the application would go to the Planning Committee and never advised the applicant of any other option or route.

We are therefore not convinced that Mrs Lacey’s email is truthful, and the redacted recipient could be Hodson, in which case it is possible, if not highly likely, that she is attempting to pacify his interference.

You will also have noted in the email exchanges that it was the Planning Officer who repeatedly asked the applicant for time extensions due to delays on her side. She only works Monday to Wednesday (three days per week), though bizarrely the architect and applicant received emails on Thursdays, and at one point received a request for amended plans within thirty minutes, forcing the architect to leave a site visit and return to his office to submit plans.

In the same email, she states to the unknown recipient:

“If he does this and we consider the smaller amended scheme acceptable, the neighbours will be re-notified of the amendments (as the proposal is likely to appear significantly different) and the application will be determined by Planning Committee on 7th November 2024.”

This clearly and undeniably underlines her documented intention (stated more than ten times to the applicant) that the plans would go to committee. She also documents this intention to a third party, providing further corroboration.

All readers now know that this route was corrupted just hours before the Committee was due to meet.

Pages 65–67

These contain some, though not all, of the email exchanges between Paul Satoor and the applicant, including CC recipients.

Pages 68–72

These consist of undated, untitled content without headers that appear to be an email or letter of objection dated 13th October 2024.

Pages 73–76

These consist purely of redacted boxes with no visible readable content.

Pages 77–78

These contain neighbours' objections to the initial planning application in February 2024.

Page 79

This contains the email from Cllr Hodson to the Planning Team summarised above.

This is the email that was run through sentiment analysis software and received a highly coercive rating, with elevated scores for authority leveraging, entitlement posture, pressure, and guilt or moral pressure, indicating language consistent with an individual actively using perceived status and power to influence or obtain a preferred outcome.

Pages 80–83

These appear to be from the same neighbour, once again requesting preferential treatment. We believe there are breaches of the applicant's personal data under GDPR legislation.

Page 80 includes an email from an unredacted sender to the Planning Officer on 8th July stating:

“Thank you so much for your speedy response. Yes, an update will be most welcome. To recap briefly, you said you would be refusing. I was copied in on 15th February in which he said he believed you were going to reject the application, but that if you were planning to allow it, he would like to take it out of delegation. In March, REDACTED said that the application had been refused.”

“At this stage we assumed everything was resolved in the absence of further official information. I heard nothing further until a neighbour alerted me to new information she had seen last month on the Wirral Planning portal.”

Our comment is that this appears to be from a neighbour and that the redacted name is Cllr Hodson, as who else would be in a position to inform a neighbour that the application was being taken out of delegation. This demonstrates evidence of a neighbourhood conspiracy against the applicant continuing, with Cllr Hodson

appearing to be central to it. We also believe the Planning Officer's reply to the neighbour constitutes a breach of GDPR laws protecting the applicant's privacy, as neighbours are not entitled to status updates beyond the submission and committee decision stages.

Once again, it appears that Cllr Hodson has been involved in multiple communications between at least February and November 2024 with neighbours and with members of the Planning Department, possibly extending into the upper levels of the Council, with the single objective of blocking the lawful and compliant planning application. Yet no other communications attributable to him have been released within the FOI responses.

The entitlement and preferential treatment of this neighbour continues with the following email, dated Monday, July 8, 2024, at 12:43 pm:

“SORRY!!! I'm sending this email again because I forgot to request a delivery receipt. It's only for my peace of mind, not to be a pest! Thanks again.”

Please bear in mind that this is likely the same neighbour who slammed a door in the face of a black woman and a three-year-old mixed-race child while shouting “I don't want to talk about it” when they came to discuss the planning application.

Page 84

The final page summarises a meeting and site visit with neighbours (with no involvement from the applicant) during which photographs were taken and used in the final report. This meeting took place on January 30, 2024, and was based on the initial plans rather than the later designs produced by the Planning Officer herself. Two months later, she visited the applicant after providing her designs by email, which were then physically marked out and pegged. She undertook this visit with full knowledge of the impact of her design on the neighbours' property, having already been present in their garden to photograph and discuss the original proposals.

It must also be reiterated that during the later visit the applicant informed her of the neighbours having recently cut down trees between the properties and offered video footage of this. The Planning Officer declined to receive the video.

From: [REDACTED]
Sent: 18 June 2024 09:42
To: [REDACTED]
Cc: [REDACTED]
Subject: Planning Application

Good Morning

I had anticipated that I wouldn't have any need to contact you again, but as you have been so helpful regarding this application, I hope you don't mind.

We were already aware of most of the information, i.e.:

Received Date - 29/12/2023

Valid Date - 23/1/2024

Consultation End Date - 15/2/2024

However, the following information is also now given:

Expiry Date 19/7/2024

Extension of time - Yes

Extension of Time Due Date - 19/7/2024

Further information given is:

Planning Enforcement Agreement - No

Delegated

Pending Consideration

Neither our neighbour nor we understand what the "**Extension Of Time Due Date**" means. Should we have been informed about this?

My son was told informally in March by [REDACTED], (when discussing a totally different, unrelated issue), that the application had been refused.

Again, should we have been told formally about this decision?

Or was it **not** refused?

All this planning stuff is completely new and unfamiliar to us and our neighbour(s), and we are unclear as to what the protocol is with reference to what we are permitted to know and what we are permitted to respond/object to.

I'm wondering if the time extension is due to the application being Delegated?

But we don't know what that means either! And that is a wild guess on my part - a "shot in the dark", if you like.

We are rather worried about this time extension, maybe unnecessarily, and I would be so very grateful if you would be kind enough to explain, in "layman's terms", what the current status of this application is. Thank you very, very much,

Regards,



From: [REDACTED]
Sent: 05 November 2024 13:12
To: [REDACTED]
Subject: RE: [REDACTED]

Thank you!

From: [REDACTED]
Sent: Tuesday, November 5, 2024 1:10 PM
To: [REDACTED]
Subject: RE: [REDACTED]

Its on my list for today – if you are happy for me to push forward with the decision being issued

Regeneration and Place Directorate
Wirral Council
PO Box 290
Brighton Street
Wallasey
CH27 9FQ

From: [REDACTED]
Sent: Tuesday, November 5, 2024 12:52 PM
To: [REDACTED]
Subject: FW: [REDACTED]

Hi [REDACTED],

Re:

Sorry to bother you both!

As expected, I've received this complaint from the applicant regarding ██████████. I've forwarded you our chain of emails as he has requested.

I'm also getting lots of emails off the neighbours who are asking if they can attend/speak at planning committee. Sorry I know you're both busy but it would be helpful if we could determine this app so I can give them a clear answer it's a refusal. Thank you!!

Kind regards,

From: [REDACTED]
Sent: Tuesday, November 5, 2024 12:40 PM
To: [REDACTED]
Subject: Re: [REDACTED]

[REDACTED], these are not my plans, they are your plans...we've gone along with everything you have asked us to and you've stated all along that these meet planning policies and guidelines .

It's a bit late now with 2 days before the decision where we have given you extensions on multiple occasions to be telling us that the principal planning officer isn't synchronised with your own plans, policies and guidelines.

I think you should show the principle planning officer the entirety of the email trail between us so he can satisfy himself that these are your plans and not mine.

I think we should be given further extension to consider our options having now been told by you with just 2 days to go that the councils own planning officer's plans are not going to be approved by their colleagues in the very same planning department. Can you give me his / her name and email address and tel.no. so I can communicate with him / her directly.

Btw the racism that we have suffered throughout the tree incident has now been picked up by [REDACTED] an [REDACTED]

You may recall that I did say to you, my write up of the tree issue was not just for the purpose or responding to the objectors . I'm sure [REDACTED] will also be most interested in this last minute U turn which gives us no time to react.

I look forward to receiving the principal planners details

Thanks and regards

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Tuesday, November 5, 2024 10:14:49 AM
To: [REDACTED]
Subject: RE: [REDACTED]

Dear [REDACTED]

RE: [REDACTED]

I'm sorry, the Principal Planning Officer who was to present your application at Committee considers the amendments you have made do not go far enough to address the concerns of scale and the impact on the neighbours and the character of the streetscene. As such the application will not be heard at Planning Committee and will likely be refused under delegation this week. This will then give you the opportunity to appeal the decision (as both schemes have gone through public consultation the Inspector is likely to be able to consider both proposals), the details will be on your decision notice.

Kind regards,

From: [REDACTED]
Sent: Tuesday, October 29, 2024 1:26 PM
To: [REDACTED]
Subject: RE: [REDACTED]

[REDACTED]

I've been told by the neighbour (looking at the planning portal) that we have been awarded the privilege of a full planning committee hearing.

Could you let me know the location and the time so I can attend. Would I be right in thinking that I get an opportunity to speak .

Regards,

[REDACTED]

From: [REDACTED]
Sent: 15 October 2024 12:20
To: [REDACTED]
Subject: [REDACTED]

Thank you, I confirm I'm happy they correspond.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, October 15, 2024 12:14 PM
To: [REDACTED]
Subject: Re: [REDACTED]

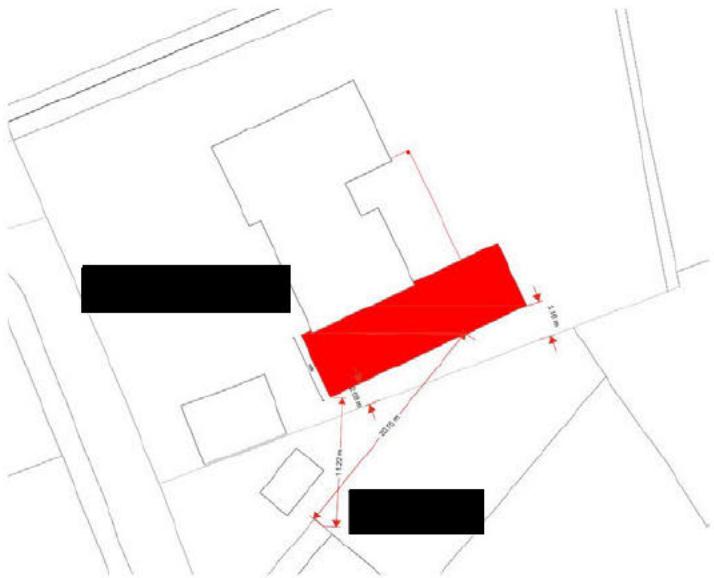
There you go

Both are the same now, as per site location plan

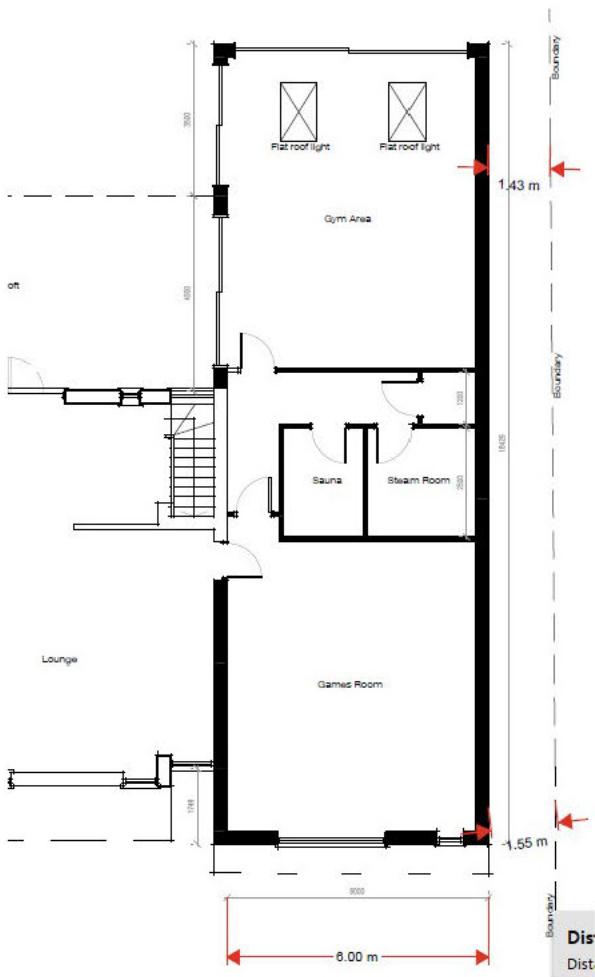
Thanks

On Tue, 15 Oct 2024 at 12:02, [REDACTED] :

Thanks [REDACTED] On the site plan it shows the side extension is 2m away from the boundary, becoming 3m further down the garden.



But the proposed floorplan shows it to be 1.5 – 1.4m



Committee will want to know the distance from the boundary and the plans need to be consistent, please can you confirm the distance and send an amended drawing today so the distances match and I can put this in my report. Thank you.

Kind regards,

From: [REDACTED]
Sent: Tuesday, October 15, 2024 10:43 AM

To: [REDACTED]

Subject: Re: [REDACTED]

Morning [REDACTED] How does this look ?

I've tried to depict the terrace area on it also

Happy to alter it today if you need me to

Thanks

[REDACTED]

[REDACTED]

On Mon, 14 Oct 2024 at 14:19, [REDACTED]

Thank you, tomorrow morning for the drawing would be fine.

I've received 2 additional objections to say they object to the amended scheme. In my committee report I have to summarise all the representations received, I will list the objections from the first and second consultations separately. The report will be made public to view on the Wirral Council website on 31 October
<https://democracy.wirral.gov.uk/ieListDocuments.aspx?CId=157&MId=11344>

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Monday, October 14, 2024 1:48 PM

To: [REDACTED]

Subject: Re: [REDACTED]

Hi [REDACTED]

[REDACTED] will reply with the drawings.

By representation, do you mean objections ? And the obvious question is do people have to re object as this is a revised application and very different to the original one.

Thanks and regards

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Monday, October 14, 2024 12:23:40 PM

To: [REDACTED]

Subject: RE: [REDACTED]

Good afternoon,

RE: [REDACTED]

Further to my last email, apologies if you have already sent the requested site plan (updated to show the amended footprint, with a scale bar, and measurements on the drawing if possible) but I cannot find it in my emails.

Committee closing is this week and I need to have all the information together by Wednesday 16th October at the latest. Thank you.

Only 2 additional representations have been received following the second consultation, no additional issues raised.

Kind regards,

From: [REDACTED]
Sent: Tuesday, October 1, 2024 9:31 AM
To: [REDACTED]
Subject: RE: [REDACTED]

Thank you [REDACTED] The neighbour letters went out last week so we can still make the November Committee. No further comments received yet.

Sorry one last thing, [REDACTED] please could you provide an updated site plan showing the amended footprint of the extension. If you could send it me tomorrow I'll make sure it's uploaded. Thank you.

Kind regards,

From: [REDACTED]
Sent: Wednesday, September 25, 2024 5:17 PM
To: [REDACTED]
Subject: Re: [REDACTED]

Hi [REDACTED]

Yes the description is fine

Thanks

On Wed, 25 Sep 2024 at 17:04, [REDACTED]

I've changed the description and TSU are in the process of sending out the neighbour letters, so we are still on track for November Committee.

Thanks both for your help.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, September 25, 2024 4:30 PM
To: [REDACTED]
Subject: RE: [REDACTED]

Thanks [REDACTED], the plans now scale and I'll upload them now.

We need to agree an amended description, I suggest the following:

Proposed second floor roof extension with front and rear gables and balcony to front. Pitch roof above existing first floor flat roof. 1.5-storey extension to front, side and rear with first floor balcony to front elevation. First floor balcony to rear elevation and single-storey rear extensions (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED).

Please can either of you confirm this is acceptable, thank you.

Kind regards,

From: [REDACTED]
Sent: Wednesday, September 25, 2024 4:03 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: [REDACTED]

This is the best I can do being put under extreme pressure like this

On Wed, 25 Sept 2024 at 15:55, [REDACTED]

Roof lanterns are fine.

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Wednesday, September 25, 2024 4:38:18 PM
To: [REDACTED]
Subject: Re: [REDACTED]

Just canceled my job I'm going home to do it now

On Wed, 25 Sep 2024 at 15:35, [REDACTED]

[REDACTED] please call me urgently [REDACTED]

On Wed, 25 Sep 2024 at 15:32, [REDACTED]

Hi [REDACTED]

I'm sorry I'm not home at the moment and I will not be home until about 7pm

Can I get them over first thing tomorrow?

Thanks

[REDACTED]

On Wed, 25 Sep 2024 at 15:14, [REDACTED]

I'm happy with the principle of option B which reduces the bulk of the extension if we can condition the flat roof is not to be used as a balcony (you could annotate the drawing or include a roof lantern to demonstrate it won't be used as a sitting out area).

But I cannot accept the option B drawings as when I scale them they do not correspond – the floorplans show a 18.5m projection and the elevation measures 16.3m. Option A showed a 14.9m projection – I consider this the maximum projection acceptable.

In addition the roof plan doesn't show the proposed flat roof, please include this.

Please can you send me one set of complete plans (to scale with the dimensions shown, the correct roof plans and the “not balcony” and north/south/east/west annotations). I need to leave the office at 4pm today so I need them in the next 30 minutes please so I can check the dimensions scale before I upload them.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, September 25, 2024 2:44 PM
To: [REDACTED]
Subject: Re: [REDACTED]

[REDACTED], ignore option a, we are submitting b..the one that you are happy with .

Sorry for any confusion

Regards

[REDACTED]
Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Wednesday, September 25, 2024 2:13:43 PM
To: [REDACTED]
Subject: Re: [REDACTED]

Hi [REDACTED]

Please see attached revised proposed elevations, sorry the side elevation had been drawn slightly incorrect

Also with regards to that area to the front you have outlined in green, this is not a dormer its just the front façade of the main body of the house, the vertical line drawn on shouldn't of been there

As I'm sure you can appreciate its a tricky building to draw !

Thanks

Regards

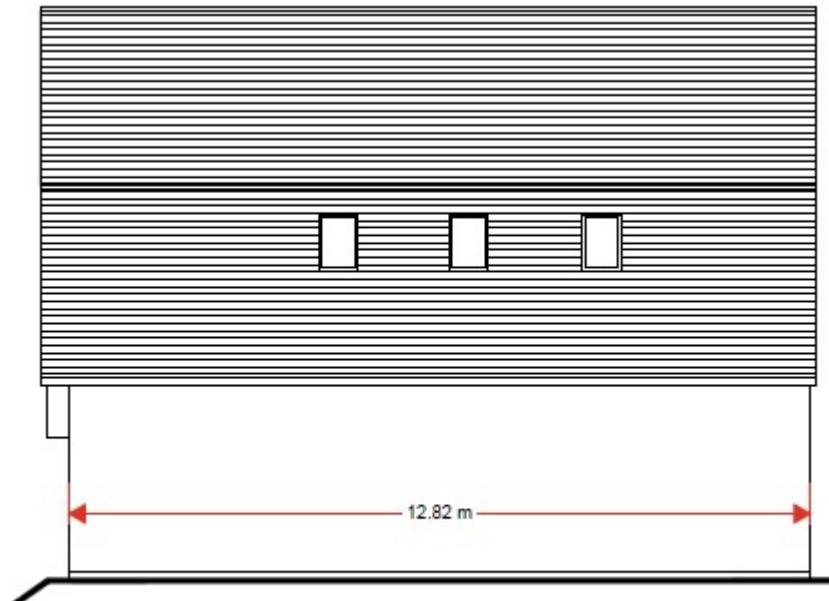
[REDACTED]

On Wed, 25 Sept 2024 at 12:46, [REDACTED]

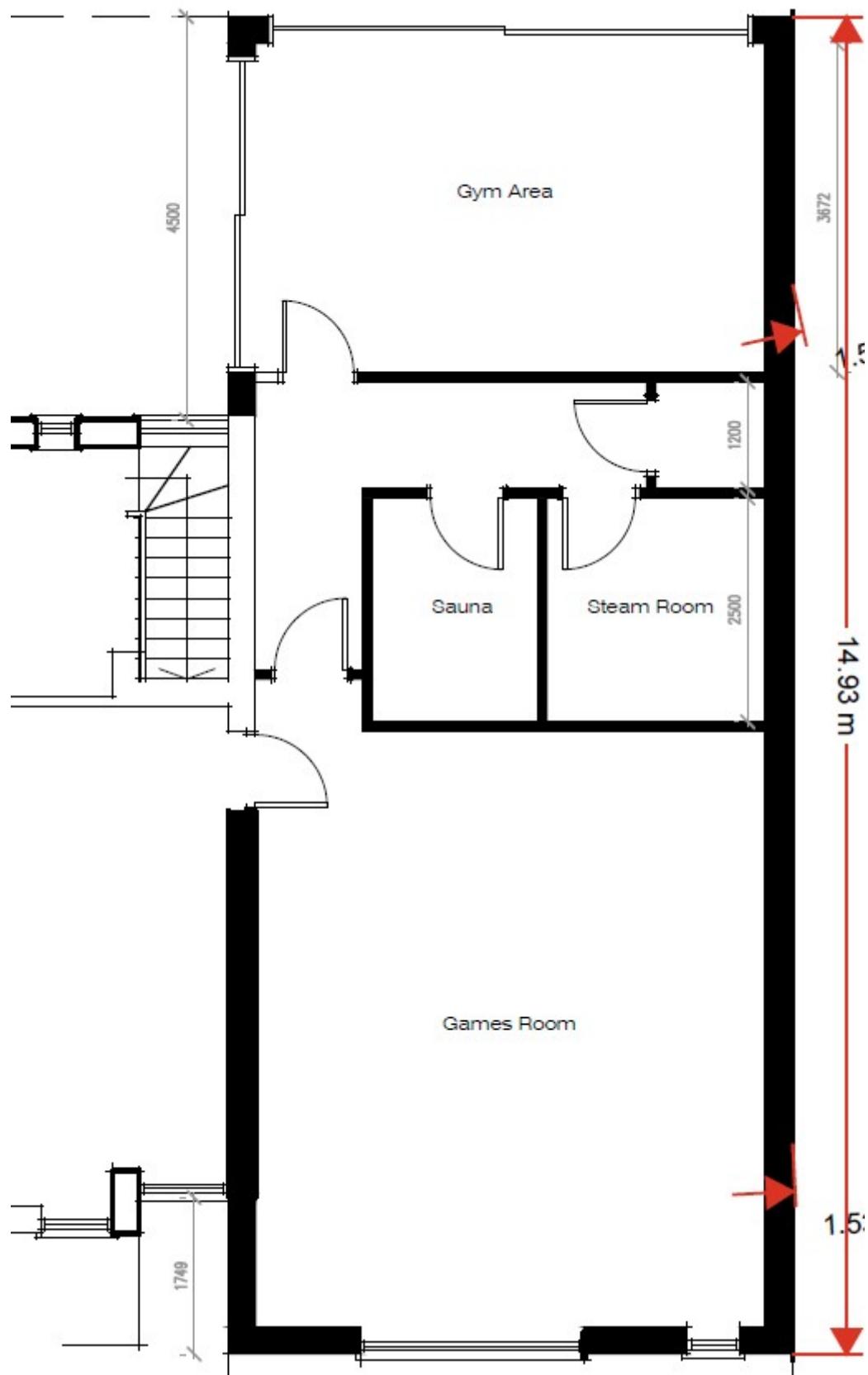
Thanks [REDACTED],

Option A looks acceptable but when I measure the drawings the elevations and floorplans are not corresponding.

The length of the extension differs by 2m – measuring 14.93m on the floorplan and 12.82m on the elevation. Please can you ensure all plans correspond and it would be helpful if you show the dimensions and the north/south/east/west facing to make it clear to neighbours/Members. Thanks.



Proposed Side Elevation



There is also this triangle but the roof plan doesn't show a dormer, please can you clarify.



Kind regards,

From: [REDACTED]
Sent: Wednesday, September 25, 2024 11:57 AM
To: [REDACTED]
Subject: Re: [REDACTED]

Hi [REDACTED]

Here is both options

Thanks

On Wed, 25 Sept 2024 at 11:42, [REDACTED]

Good morning,

RE: [REDACTED]

I've not received the amended plans yet. I need to send the neighbour letters out today to meet the Committee closing deadline.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, September 11, 2024 7:14 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: [REDACTED]

Morning Both

I'm sorry for the late reply to this email I'm extremely busy at the moment

Would it be ok if I get these new plans ready for early next week, as its one of those jobs that just takes ages to redesign

Yes I'm happy with the extension of time also

Thanks

Kindest Regards

[REDACTED]

[REDACTED]

On Tue, 10 Sept 2024 at 18:53, [REDACTED]

Hi [REDACTED]

Yes we agree to your requested extension

I've had a tree survey carried out . I've sent these previously. Will dig them out and re send

Understood on the wall. I'll drop this for the time being.. I was hoping I could sneak it in with this application.

Thanks for all your help and support

Best regards

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Tuesday, September 10, 2024 4:11:18 PM
To: [REDACTED]
Subject: RE: [REDACTED]

Good afternoon,

RE: [REDACTED]

Thanks for your email and keeping me updated. Please send me the drawings and if I consider they comply with the policy and I can support the amended scheme I'll renotify the neighbours and we'll take the application to November Planning Committee with a recommendation for approval (the final decision will lie with Planning Committee). I'll provide feedback as soon as possible.

Currently I'm due to issue your decision this Friday based on the initial drawings submitted, please can you confirm you are happy to agree to the Extension of Time until 8th November to allow me to assess the final drawings, thank you.

I previously requested a drawing showing the position of trees within and adjacent to the site which identify any trees that will need to be removed and detail how the retained trees will be protected during construction. I don't think I have received this and Committee will want to see this. If we are moving the extension away from the boundary this will reduce the impact on the neighbouring trees.

Front boundary walls/fences/gates require planning permission if the height exceeds 1m above ground level – where the ground is not level you take this measurement from the lower adjacent land level. There is planning history and it looks like the wall was approved under planning application [REDACTED] where condition 2 sets out the wall must be constructed in accordance with the submitted plans. If you raise the sections between the pillars the structure will not comply with condition 2. I haven't measured your wall but it appears planning permission is required and you should submit a second planning application if you wish to raise the height of the wall. You can apply for pre-application advice prior to the submission of an application for advice to whether such a proposal would be granted planning permission, and the assigned officer would look at the planning history <https://www.wirral.gov.uk/planning-and-building/planning-permission/applying-planning-permission/pre-application-advice>

Kind regards,

From: [REDACTED]
Sent: Tuesday, September 10, 2024 2:25 PM

To: [REDACTED]

Subject: RE: [REDACTED]

Good afternoon [REDACTED]

We are both well thank you, [REDACTED]

Let's try and get this closed out to our mutual agreement – we will go with the plans as you've suggested that you will support as option A

We will also enclose a second set of plans as option B that will extend the 1st floor of the side extension to the same length as the lower floor – this is my preferred option and was what we thought you had outlined when you were on site – apologies if we have misunderstood that.

Option C will be the initial submitted plans. This causes me the least internal turmoil through the building process as it can be built in isolation to the rest of the house, be fitted out etc. then all we have to do is break through at the last minute.

My preference of all the options to meet with the planning guidelines(and appease the neighbours as much as they can be 😊) will be option B

As you suggested if option B does not get approval, then we will appeal options B and C. If option B is approved, then there is no need for an appeal.

I trust that works with you .

Thanks and regards , and all your help with the application and ideas has been much appreciated.

[REDACTED]

Ps quick question – the front wall is castellated with some parts lower and other higher - can I raise the entire wall to the height of the highest point . Do I need planning permission to do that ? pic attached - cheers

From: [REDACTED]
Sent: 05 September 2024 16:47
To: [REDACTED]
Subject: RE: [REDACTED]

Good afternoon,

Re: [REDACTED]

I hope you are both well. I am conscious we need to determine the above planning application soon, either by determining the drawings originally submitted (which I'm afraid remain contrary to policy and the application would be refused by 13th September), or by submitting a smaller amended scheme as we have discussed that I am happy to recommend for approval to the next available Planning Committee (7th November 2024) following a second public consultation.

Unfortunately, as I set out in my previous emails I do not consider I can approve a higher boundary wall or balcony, and cannot accept amended plans showing these proposals under this planning application.

If you would like to submit a final set of amended plans in line with my previous comments by **Wednesday 11 September 2024** we can agree to a final Extension of Time until **8th November 2024**, but I'm sorry I cannot accept any further EOT after this.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, July 30, 2024 1:12 PM
[REDACTED]
Subject: Fwd: [REDACTED]

Hi [REDACTED] could you please comment on the proposed pics / rear balcony sent 2 weeks ago. Then we can submit the final agreed plans and move forward

Thanks and regards

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Tuesday, July 16, 2024 3:04:00 pm
[REDACTED]
Subject: RE: [REDACTED]

Dear [REDACTED] please find pics of the rear extension area and where the rear balcony over the round floor gym area is being proposed.

In terms of the wall, with the racism that we have received plus the fact that the area is frequented by the general public making their way down to the Wirral Way and the subsequent 'goldfish bowl' effect that brings , our preference is 3 metres high.

Let me know if you need anything else.

Regards

From: [REDACTED]
Sent: Tuesday, July 16, 2024 9:32 AM
[REDACTED]

Subject: RE: [REDACTED]

Thanks [REDACTED] no problem getting back to me next week with the photos and proposed height of the wall.

Kind regards,

From: [REDACTED]
Sent: Monday, July 15, 2024 6:10 PM
[REDACTED]

Subject: Re: [REDACTED]

Happy with extension. I also want to add increasing height of front garden walls to this application..

I'm travelling atm but would like to discuss the balcony . I'll get some.fotos to you as this area is not overlooking at all and see if I can get you [to.re](#) consider this. Thanks

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Monday, July 15, 2024 4:59:49 PM
To: [REDACTED]
Subject: RE: [REDACTED]

Good afternoon,

RE: [REDACTED]

Thanks for your email. I agree if we remove the rear portion of the roof to create a flat-roof rear extension this will reduce the bulk of the building. I cannot accept a balcony above as I consider this would introduce overlooking and loss of privacy.

If you wish to submit amended plans please can you ensure all the drawings have a scale (1:100) and scale bar, and please can you provide an updated block plan of the site.

Would it be possible to have these drawings by next week? Due to the neighbour re-consultation I would expect the application to go to the September Committee. Please can we agree an Extension of Time until 13th September 2024 please?

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Thursday, July 4, 2024 1:18 PM
Subject: RE: [REDACTED]

Hi [REDACTED], thanks for your comments.

The size of the ground floor of the extension is important to us – although its shows use as a gym, it will be a dance studio for our [REDACTED]

As a compromise, once again, may I suggest that we leave the ground floor as is, but bring the 1st floor in line with your marker, using the area above the ground floor as a balcony.

I think also the staggered form at the rear of the building, created by the ground floor area is cosmetically more appealing to the rear of the building, than if this area was 'flat'

I trust this is acceptable.

Regards

From: [REDACTED]
Sent: Wednesday, July 3, 2024 5:44 PM

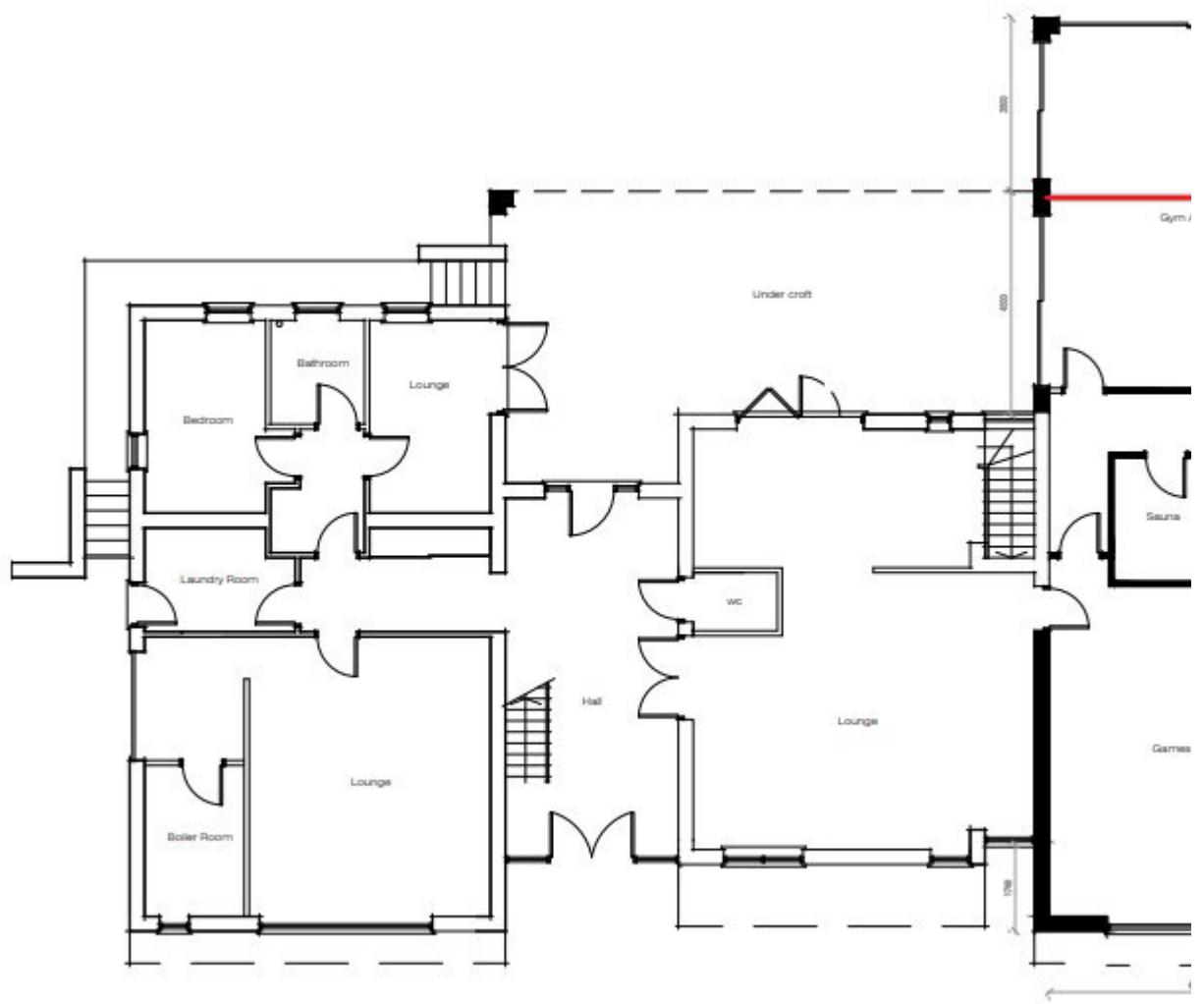
Subject: RE: [REDACTED]

Good afternoon,

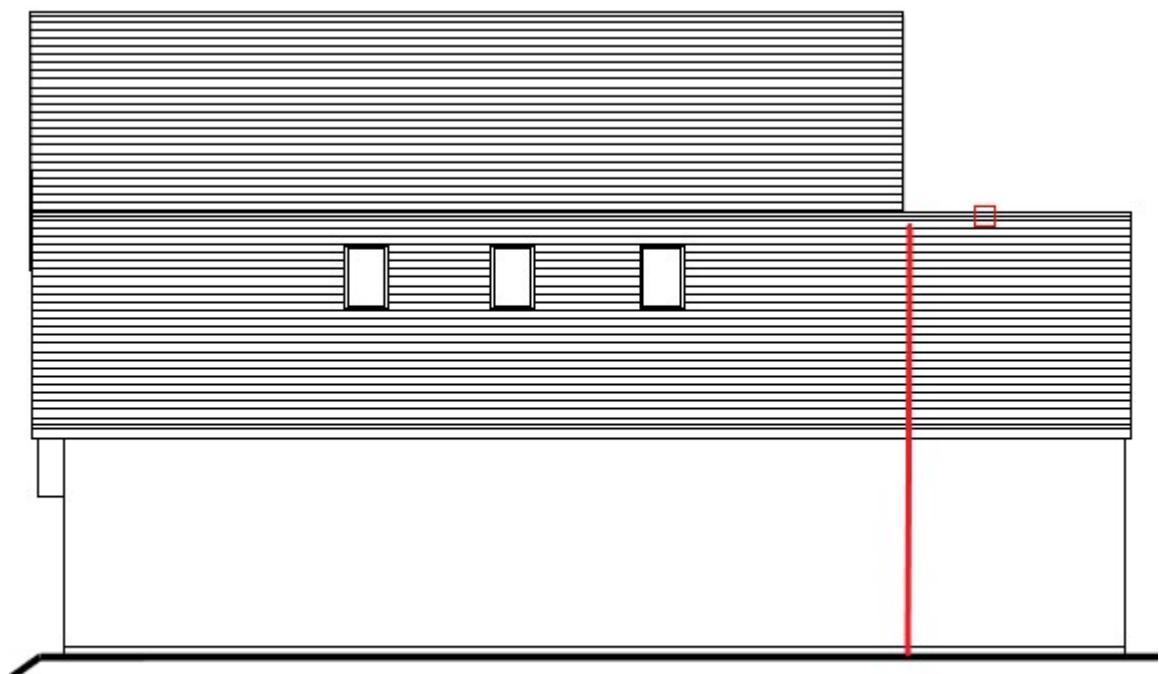
RE: [REDACTED]

Thank you for the amended plans and the tree survey.

I am happy you have sufficiently reduced the height of the eaves and the ridge of the side extension, and along with reducing the width this has significantly reduced the impact on the neighbour's garden. However I still consider the length of the side extension is too large given it runs the length of the neighbouring garden. If the length is reduced by at least 3.5m (at ground floor and first floor) I can argue in the Committee report the bulk of this side structure will be read against the two-storey building. If you wish to submit a further amended plan I would be in a position to recommend the application for approval.



Proposed Ground Floor Plan



Proposed Side Elevation

If you wish to submit amended plans please can you ensure all the drawings have a scale (1:100) and scale bar, and please can you provide an updated block plan of the site.

Kind regards,

[REDACTED]

From: [REDACTED]

Sent: Tuesday, June 25, 2024 7:22 AM

[REDACTED]

Subject: Re: [REDACTED]

Morning [REDACTED]

Please see attached revised plans that we would like to proceed with

Any queries let me know

Thanks

Regards

[REDACTED]

[REDACTED]

On Tue, 11 Jun 2024 at 12:40, [REDACTED]

Hi [REDACTED] thanks for your comments. We'll bring the side extension in 1 metre to 6 metres and I trust that shows that we have compromised in that respect, as we have in all other's. I apologise for completely missing the tree point as I stated in my initial response that no trees will be affected. No trees are in my plot. I'll do a rough drawing of the neighbours trees and if that isn't satisfactory, then we'll get a trees assessment carried out.

I trust the above is satisfactory

Regards

Sent from [Outlook for Android](#)

From: [REDACTED]

Sent: Tuesday, June 11, 2024 11:25:46 AM

[REDACTED]

Good morning,

Re: [REDACTED]

Thank you for the amended elevation which incorporates a lower ridge as discussed, and I am happy has less impact on the neighbouring property. However I still consider the width of the side extension should be reduced by 1-2m to keep the extension away from the boundary and to demonstrate to Planning Committee we have addressed the neighbour's concerns. If you would like to submit a full set of proposed elevations and floorplans (with scale bar) I would be happy to consider them and provide feedback.

I previously requested a drawing showing the position of trees within and adjacent to the site which identify any trees that will need to be removed and detail how the retained trees will be protected during construction. A full Tree Survey may be required which identifies the ages and condition of the trees in accordance with the British standard.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: Monday, June 3, 2024 4:21 PM

Subject: Re: [REDACTED]

Hi [REDACTED]

Please see attached revised plans for discussion

In terms of the proposed elevations, I've only drawn the front for now

[REDACTED], we will appreciate your comments when you get the chance

Thanks for all your help

Kindest Regards

[REDACTED]

[REDACTED]

On Mon, 3 Jun 2024 at 14:46, [REDACTED] :

Hi [REDACTED], yes very well thanks and trust al is good with you also.

Yes, please extend . We are looking to submit based on your recommendations.. work and travel has just delayed slightly.

Thanks for your patience and you should have a submission from [REDACTED] this week or early next.

Thanks and regards

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Monday, June 3, 2024 2:27:03 PM
To: [REDACTED]
Subject: RE: [REDACTED]

Good afternoon,

RE: [REDACTED]

Hope you are both well. Following on from our site meeting, I'm just checking you want to proceed with the above planning application and wish to submit amended plans as discussed?

The previously agreed EOT is about to expire, please can we agree a further Extension of Time until 19 July 2024?

Kind regards,

[REDACTED]
[REDACTED] [REDACTED]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

From: [REDACTED]
Sent: 18 October 2024 12:35
To: Planning Applications
Subject: Fw: Amendment to Planning Application no: [REDACTED]

Good afternoon - I'm being extra cautious here!

The deadline for submitting comments for this amended Planning Application is tomorrow.

It has always been the norm, as suggested by Sarah, for me to communicate with her by email regarding this issue.

Therefore I have sent my comments via email to her today. The email has been delivered.

The deadline for comments is tomorrow, (Saturday 19th), but of course your dept. will naturally not be open until Monday after today.

And Sarah works Monday, Tuesday, and Wednesday, so will not see my email until Monday.

I'm worrying probably totally unnecessarily, but I'm so anxious about this planning application that I'm making sure that my email submission is seen in your dept. today, in case Monday is too late.

Thanks for reading this and humouring me!.....

From: [REDACTED]
Sent: 18 October 2024 09:34
To: Lacey, Sarah C. [REDACTED]
Subject: Amendment to Planning Application no: [REDACTED]

Good Day ,

This email contains our response to the above application. Email sent 18/10/2024

We live [REDACTED]

We have received amended plans in relation to the above application, and are aware that we have until October 19th to submit our response. We understand and request that our comments of 14/2/2024 regarding the first original application made in December 2023 will still apply, and we will try to avoid repetition.

We remain opposed to this application.

A report came to our attention after the first application regarding [REDACTED] was refused earlier this year. It is dated 15/2/24 and was written and submitted by [REDACTED] , Inspector appointed by the Secretary of State.

This report is not in relation to xxxx, but to another property, [REDACTED]

[REDACTED]
The report is referenced as Appeal Ref: .

It was completed as the owners of Windrush had appealed against Wirral Borough Council's refusal of planning permission. The original application was referenced as
..... had already been vastly enlarged a few years previously, resulting in how it appears today. The Inspector mentioned in his report, and we are referring to the report as it has relevance to this application.

The report did not comment on this amended application in respect of the property of which he may have had no knowledge, and it was not the subject of his remit anyway.

In his report, [REDACTED] made the following statement:

[REDACTED], (a nearby recently demolished bungalow replaced by a very large house), are located to the south of the appeal site, where the development pattern is of larger plots with wider separation distances, and dwellings are sited at a similar level. [REDACTED] is a wider plot than [REDACTED] and [REDACTED] is a significantly larger and wider plot. I found the **height and massing of [REDACTED] to be dominant in relation to the surrounding built form**".

The Inspector dismissed the appeal in respect of [REDACTED]

We have referred to this report because the amended planning application in respect of [REDACTED] would unquestionably create **even more** unacceptable massing and dominance with the construction of a side extension.

We have already demonstrated in our previous response how the original application contravenes Policies HS11 and SPG11, and this amended application continues to fail to comply with these policies.

The issues concerning the proposed balcony remain in that it would result in loss of privacy, (as detailed in our original response).

Returning to the amended plans for [REDACTED], we wish to point out again that under Policy SPG11, "Your House and Your Neighbour's House", the front elevation of the proposed extension has to be 16 metres away, (this takes into account the difference in land levels), [REDACTED]

[REDACTED]
In the amended plans the distance is the same as in the original application, which is around 10 metres or less, so clearly again in breach of the regulations. To comply, the proposed extension would need to be pushed back a further 6 metres.

The amended plans show that the distance between the side extension and our boundary has been reduced from 6.7 metres to 6 metres = 70cm. With respect 70cm is not 1.5 metres.

Finally, we have read the Tree Assessment carried out by Treesure on behalf of Wirral Borough Council, dated 1/7/2024.

[REDACTED], (co-author of this response to the amended planning application), [REDACTED]

[REDACTED].
We are curious and concerned as to how these erroneous conclusions were made.

Therefore we dispute these particular opinions contained in the Tree Assessment.

In view of the Inspector's comments, our comments here and in our original response, it is clear that the amended application still remains in breach of the relevant planning regulations, and we respectfully request that this application is refused.

Sincerely,

From: [REDACTED]
Sent: 14 February 2024 17:52
To: Lacey, Sarah C.
Subject: Re: Planning Application No: [REDACTED]
[REDACTED]

Sorry Sarah - this whole issue is so new to us 🤷 I assume that only people [REDACTED] by a planning application are sent notification letters when plans are submitted? How do we get to know when a decision has been made - do we get a letter then too? I will only ask you things we honestly don't know!
Thank you

[REDACTED]
[REDACTED]
Sent: 14 February 2024 16:00
To: Lacey, Sarah C. [REDACTED]
Subject: Re: Planning Application No: [REDACTED]

Good Afternoon Sarah,

Sorry, I have made an error in my comments.
In my email, under my paragraph headed "To summarise", the third sentence should read "The difference between the current flat roof **and ridge** is 3.95m....."
Thank you,

[REDACTED]
[REDACTED]
Sent: 14 February 2024 14:43
To: Lacey, Sarah C. <sarahlacey@wirral.gov.uk>
Subject: Planning Application No: [REDACTED]

[REDACTED]
[REDACTED]
As requested in your email to me of 29/1/2024, we are submitting our comments via email to you, plus attachments.

We wish to oppose planning permission being granted to the property referred to in the subject of this email.

Under Policy HS11 - House Extensions - all the criteria must be complied with. Regarding criteria (ii) and (iii), we are assuming they comply without knowing the exact details.

(iv) to (viii) are not applicable.

(i) most definitely does **not** comply on every aspect, but we will refer to this later.

Under Policy HS11 - Reasoned Justification, point 6.58 probably complies. 6.59 and 6.60 are not applicable. 6.57 most definitely and clearly does **not** comply, and, again, this will be referred to later.

Under Policy SPG11, Appendix 1, (Supplementary Planning Guidance House Extensions), General Principles, "Your House and Garden", the third bullet point in the criteria is **not** complied with. The property, [REDACTED] is, we believe, within the Green Belt, and already has a "harmful visual impact" on its surroundings, and any extension will render the impact considerably worse.

Under the same policy, the section titled "Your House and Your Neighbour's House", in the first bullet point, does **not** meet the criteria. Again, this will be referenced later.

The second bullet point is crucial. According to the criteria, the proposed side extension, (the end of which will be a blank wall), must be 14m away from the window of our nearest main habitable room, (because of the blank wall). [REDACTED]

Obviously this massively and unequivocally contravenes the planning policy.

With regard to the fifth bullet point, the plans for this extension include a full width balcony. [REDACTED]

Regarding bullet point six in this policy, [REDACTED]

This most certainly does not meet the

criteria required.

In the application, under Trees and Hedges, the applicant is asked "are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?" The applicant has answered "no". This is incorrect. [REDACTED]

Again, under Policy SPG11, "Detailed Guidance Two Storey Side Extensions", the proposed extension fails to meet the criteria. The extension is not set 1 metre back from the front of the existing dwelling, and does not have a lower ridge height. It would also fill the gap between the property and the boundary.

To summarise:

We will now come back to Policy HS11, criteria (i), to point 6.57, and the application as a whole. The height of the proposed extension is 9.85m from the adjacent ground level to the ridge, and 5.9m in height from the ground to the eaves. The difference between the current flat roof is 3.95m, which seems to imply that another 8m of land would be required, increasing the distance from 16m to 24m.

The sheer scale of this proposal is totally overbearing, visually obtrusive, and dominant. [REDACTED]

The application is exceedingly and excessively unneighbourly, [REDACTED]

It would be completely out of character within the local area, and would have an overwhelmingly adverse impact on its surroundings.

We respectfully request that this application is refused.

[REDACTED]

APPLICATION FOR OUTLINE PLANNING PERMISSION: [REDACTED]

LOCATION: [REDACTED]

OBJECTION TO PLANNING PERMISSION

1. There are the comments [REDACTED]

[REDACTED]

2. We **object** to the application for planning permission.
3. The application is to substantially further extend an already disproportionately large and intrusive property that is already out of keeping with the surrounding area.
4. The proposed dwelling is a massive 3 story, double fronted, 6 bedroom, detached house with balconies. Our understanding, based on information obtained from longstanding residents, is that the original dwelling was a modest bungalow which was demolished and replaced with the current dwelling at some point in the last 10 years. Therefore, further extending this already substantial property would considerably adversely affect the amenities of the area.
5. The proposals are silent as to the total floor area of the proposed dwelling and the existing dwelling.
 - a. This means it is not possible to accurately establish the plot ratio. However, even a cursory inspection would show that the proposed dwelling would have a plot ratio AND a plot coverage of well over 0.5;
 - b. Likewise, it is not possible to accurately determine the effects of the proposals on density, but the increase in habitable space is certain to increase the density. This is out of keeping with a low density area;
 - c. The danger, of course, of allowing smaller and smaller plot ratios and denser and denser dwellings is that there is an almost insidious but material change to the area.

6. The proposal will certainly result in a property that is far larger than the plot can accommodate, resulting in it becoming cramped and oversized. This would be out of character with the area resulting in a detrimental change. The proposed dwelling would be extremely close to its side and front boundaries, likely breaching stated minimums. This is unlike any other property in the immediate vicinity or wider area.
7. The proposed dwelling is in no way comparable to close and adjacent properties.
8. It is clear that the proposal is not of a scale that relates well to surrounding densities or form of development. The adjacent and close properties on [REDACTED] Lane are bungalows or established 3 or 4 bedroom detached houses, most of which are screened by mature trees. Although larger properties are to be found on opposite side of [REDACTED] Lane, the topography of the area means they are effectively built into the slope of the land, meaning they are not visually intrusive.
9. [REDACTED] is located towards the top of the slope, meaning that it is already intrusive for those below it, [REDACTED] frontage of [REDACTED] [REDACTED] is entirely open, with no screening/ landscaping at all. The recent actions of the Applicant to fell trees in the area has increased the intrusion [REDACTED] and makes any extension of the same entirely inappropriate.

10. The scale and height of this development would result in a dwelling that would [REDACTED]
[REDACTED]
11. [REDACTED] | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Increasing the size of [REDACTED] and locating living accommodation and, particularly the planned balconies, at the front of the property [REDACTED]
[REDACTED]. [REDACTED]
[REDACTED]

12. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

13. [REDACTED]

[REDACTED]

[REDACTED]

14. Access is a consideration. [REDACTED] is an unadopted road and the [REDACTED] is a private road owned by [REDACTED], over which [REDACTED] residents have a right of access.

- a. The road surface is in dreadful condition. Heavy construction traffic would further degrade the surface, potentially making it impassable for residents;
- b. No traffic management plan has been submitted and this is important since mitigation will be required.

c. [REDACTED]

15. Surface water drainage in the area is poor, with frequent “rivulets” on both [REDACTED] and The [REDACTED] We believe that the previous development of [REDACTED] may have contributed to these by

- a. Replacing the gardens with artificial, plastic “grass” which reduced the capacity of the land to absorb water; and
- b. Felling the trees which previously were to be found on the plot which would have provided both canopy protection and absorption; therefore
- c. Further reducing the available ground area by increasing the size of the dwelling would increase this surface water run-off, risking flooding [REDACTED]

16. Given the scale of the proposed development, we as lay people, are concerned that the

foundations may be inadequate potentially leading to disturbances to the earth [REDACTED]

[REDACTED].

17. Environmental Considerations are at play too. In order to enhance views over the Dee Estuary from [REDACTED], the Applicant is very keen to fell trees in the area. Allowing this development is likely to increase his incentive to do so, resulting in loss of habitat for birds and bats (which are known to frequent the area).

18. The proposal replaces an existing flat roof with two large, pitched, rooves. This is far more intrusive and is likely to cause a substantial loss of amenity to properties behind [REDACTED] [REDACTED]

19. Any development should not result in significant loss of privacy, nor be visually overbearing or dominant when viewed from adjoining properties. It is clear that the proposed development will lead to all these and should result in permission being refused. The environment around a [REDACTED]

[REDACTED] local amenity due to:

- a. the scale, design and siting of the proposed development to make this already dominant house even more so being visually incongruous in the setting and would detract from visual amenity; and
- b. [REDACTED]
- c. [REDACTED].

20. In conclusion, the proposed extension should not be granted permission and any presumption in favour of development should be rebutted, because the development would:

- a. form a visually obtrusive feature to a number of neighbouring properties;
- b. be completely unsatisfactory and undesirable having regard to the existing density of development and the very close proximity to existing properties and each other;
- c. be of an overbearing nature;
- d. cause the loss of privacy to a number of existing properties;
- e. cause general highway safety concerns; and
- f. overall have a detrimental environmental impact on the surrounding area.

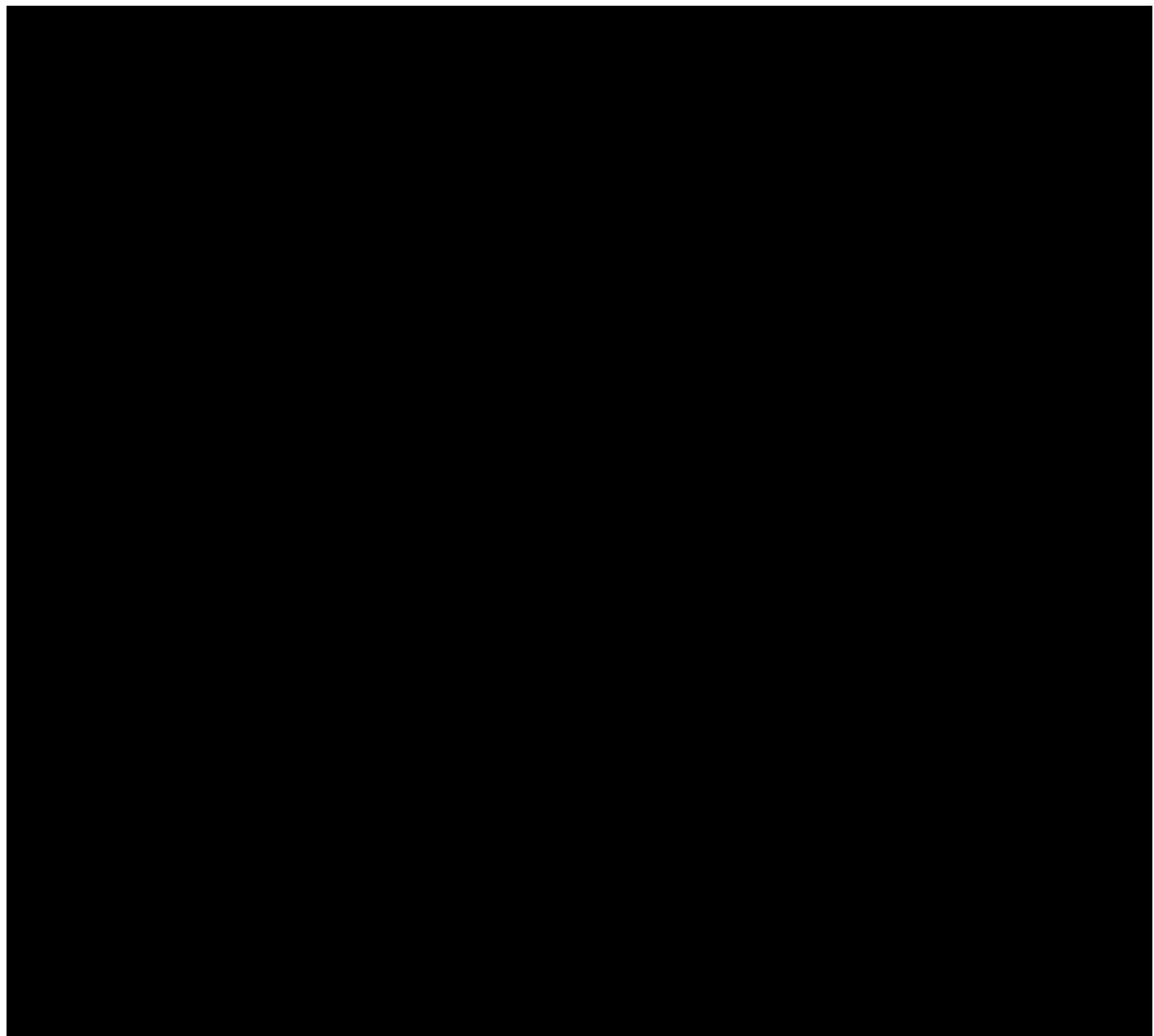
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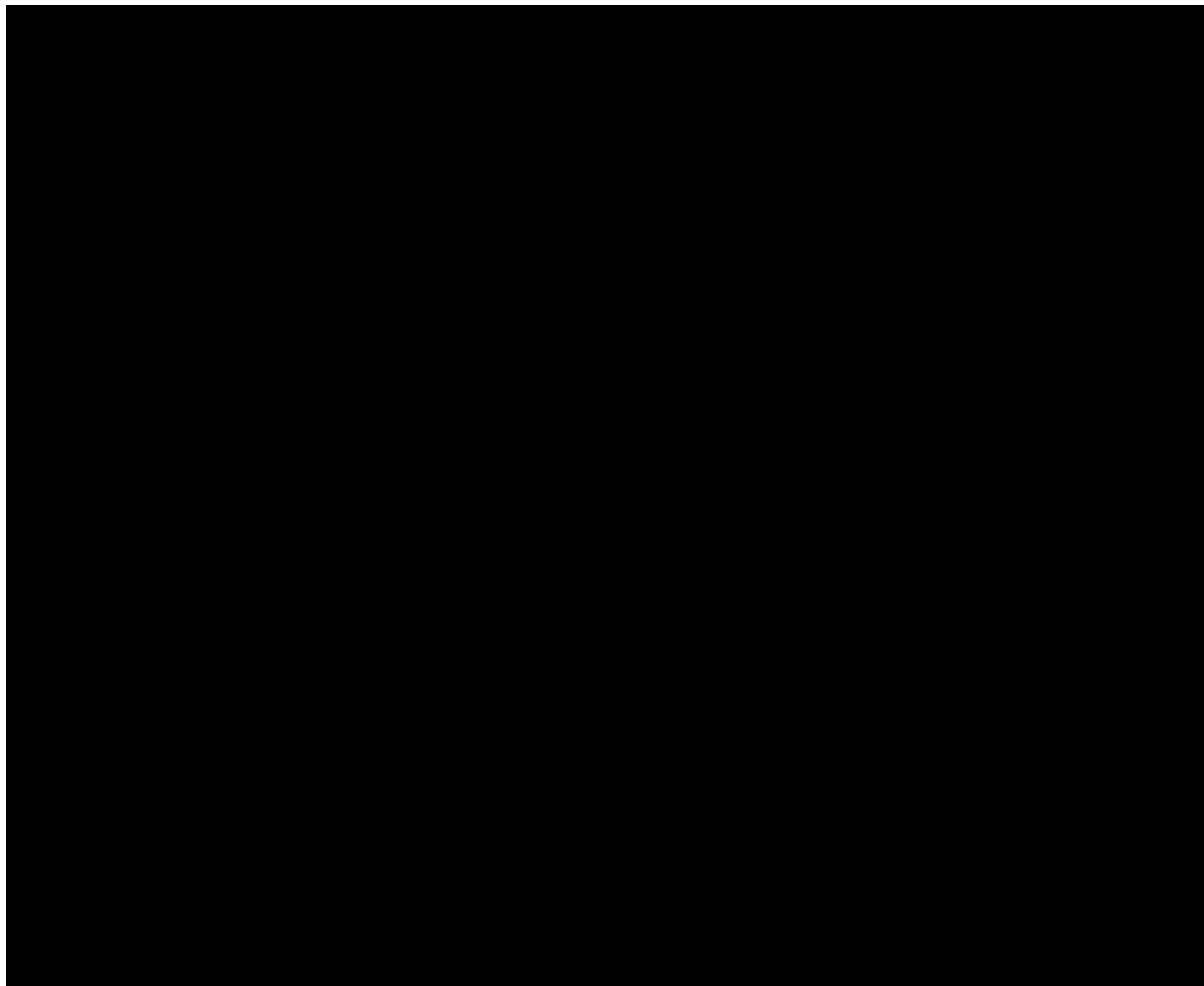
[REDACTED]

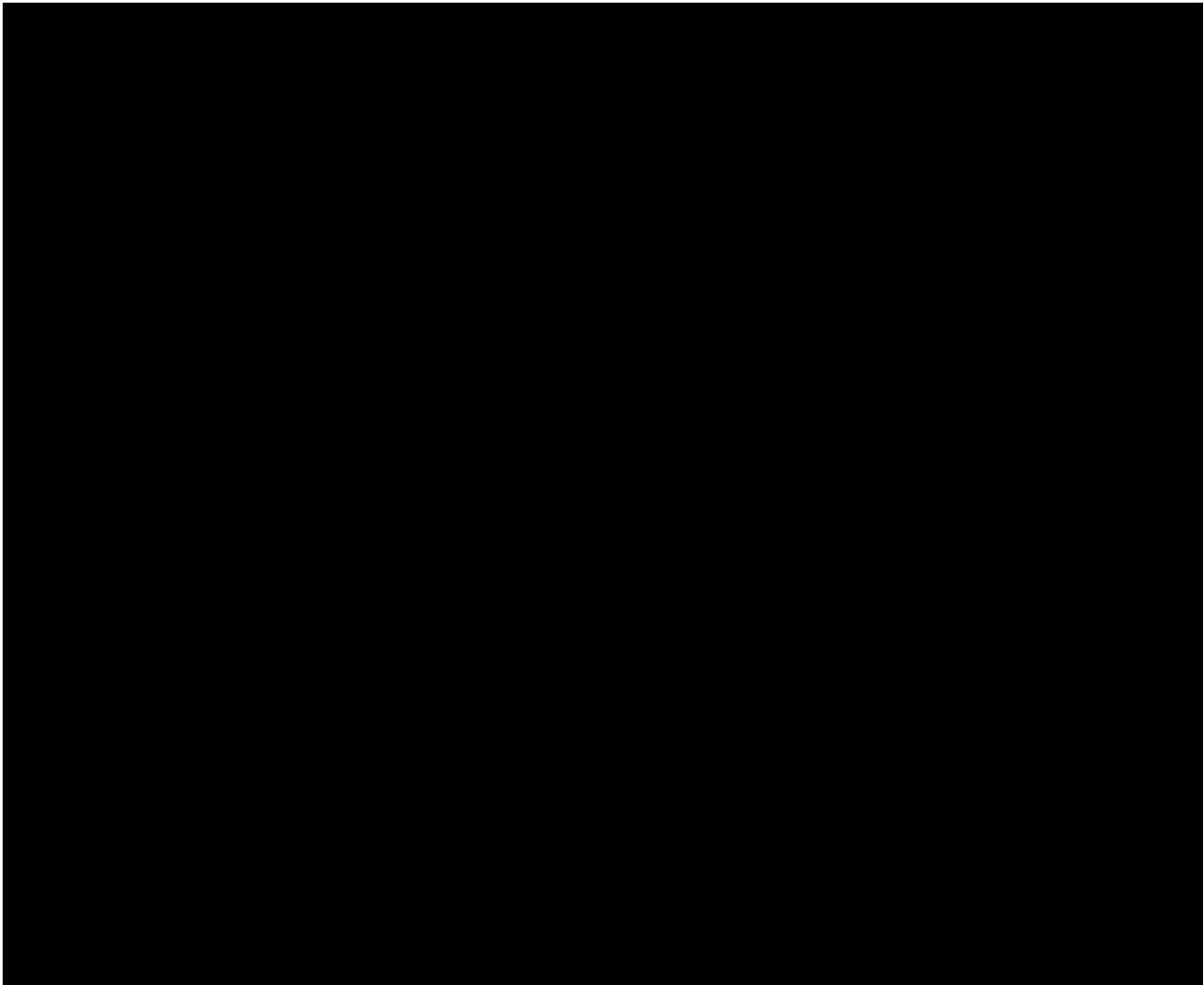
[REDACTED]

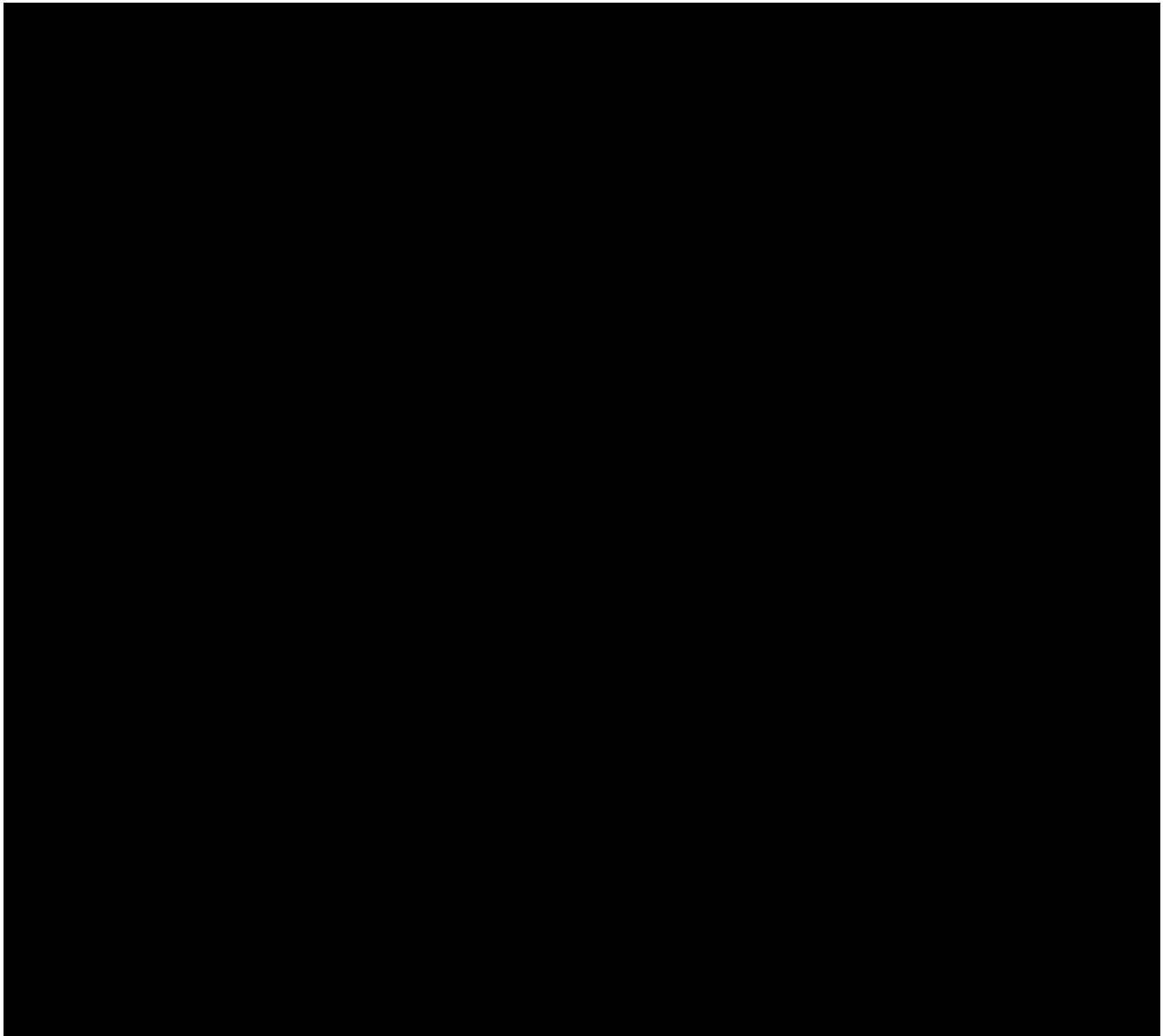
[REDACTED]

12th February 2024









Support of planning application [REDACTED]

24 May 2024

To whom it may concern,
I am writing in support of planning application [REDACTED]

I have known [REDACTED] for approx. [REDACTED] As a
mixed-race couple, I am aware of the discrimination that they sometimes encounter
and it saddens me to see that some of it occurs in modern Britain, a nation that
promotes and stands proud of its multi-cultural society.

I have looked at the plans for [REDACTED] and plot, also compared them to [REDACTED]
Outfield Drive which is an extension of a small single storey bungalow to a significantly
larger extension that is currently being constructed and lies just 3 properties to the
south of St Minver, approx. 50 metres away.

Although I cannot claim to be a planning expert, I have many years of personal
experience of properties, and [REDACTED] and been involved with
debates and laws that affect planning regulations for a number of years. In this case, it
is clear to me that:

1. [REDACTED] will take up approximately 1/3, possibly, slightly less of its total plot.
Interestingly, 73 Outfield Drive appears to take up half of the plot size (which
would be in breach of some Council's planning rules, though it was approved).
It also extends very close to its southern boundary (it appears to be less than 2
metres away from the boundary wall and would just about enable a wheelbarrow
to pass). The northern part of the house appears to be about 1 metre from its
boundary. Therefore, the property takes up the entire width of the plot. St Minver
will not take up its entire width, leaving around 7 metres on its northern side, on a
larger plot.
2. I have seen the original approved drawings / plans from when [REDACTED] was built
in approx 2018, and they show a ground floor extension with a 1st floor balcony
where the current planned extension is proposed. This would seem to indicate

From: [REDACTED]
Sent: 01 October 2024 15:15
To: Lacey, Sarah C.
Subject: Re: PLanning Application
[REDACTED]

Hi Sarah,

Sorry, just a quick message. I've heard from my husband that the letter regarding the revised application has arrived today. It's dated 26th September and we have 21 days to respond from that date.

It's now 1st October, so once again we've lost 5 days.

He and I have not had much opportunity to discuss this whilst I've been away, so we do actually need the full 21 days please.

Thank you!

Regards,

From: [REDACTED]
Sent: 30 September 2024 21:03
To: Lacey, Sarah C. [REDACTED]
Subject: Re: PLanning Application [REDACTED]

Good Day Sarah,

Thanks for your email.

You said you would give me a heads-up if/when you received a further/revised application, so I really appreciate it!

I was away when I got your message, and return home on 4th October.

I have alerted my husband to look out for a letter, and I hope that this time we have the full 21 days from when we receive the letter, up to the deadline date.....(and I know that you were totally not responsible for the lateness of the letter regarding the original application!).

Thank you again,

Regards,

From: Lacey, Sarah C. [REDACTED]
Sent: 25 September 2024 16:03
[REDACTED]
Subject: RE: PLanning Application [REDACTED]

[REDACTED]
Re: Planning application [REDACTED]

Hope you are well. I've received amended plans reducing the height of the side extension to 1.5-storey and they have moved it 1.5m way from your boundary. The amended plans are available to view on the Wirral Council website <https://online.wirral.gov.uk/planning/index.html?fa=getApplication&id=228918>

The flat roof above the gym adjacent to your garden was designed to try and reduce the bulk of the extension, and the flat roof is not intended to be used as a balcony (I can apply a condition to prevent this flat roof being used as a sitting out area).

You and the neighbours who received a letter will shortly receive a second letter confirming you have a further 21 days to comment on the application. Your original comments will still be considered.

I'm back in the office on Monday, please feel free to send me an email.

Kind regards,

Sarah

Sarah Lacey | Planning Officer  WIRRAL

Working days Monday - Wednesday

Development Management | Economic and Housing Growth Directorate

[REDACTED] w: www.wirral.gov.uk/planning

From: [REDACTED]
Sent: Monday, July 29, 2024 12:26 PM

To: Lacey, Sarah C. [REDACTED]

Subject: Planning Application [REDACTED]

Hello Sarah,

I'm sorry - it's me again.

I decided that it might be a good idea for me to check on this particular application at frequent intervals on the Wirral planning portal.

I did so last week, and I see that this applicant has another time extension until 13th September 2024.

As I've explained previously, fortunately we've never been in the position of needing to object to a planning application before, so the whole system/protocol/regulations, etc are totally new to us.

Is it normal for an applicant to be given another time extension? And is there a limit as to how many time extensions they can have?

And we are also ignorant regarding at what point does the applicant have to submit a new application as opposed to having more time extensions?

And if this application did end up going before the planning committee due to its status changing from refusal to a recommendation of acceptance, the next one is September 12th, so presumably the application would have to wait until the next committee meeting after that one, (if relevant).

Apologies for my/our ignorance - you've been so helpful towards us, we are so worried, and the agony of uncertainty looks like it's set to go on for longer than we anticipated.

Thanks again.

Regards,

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

From: [REDACTED]
Sent: 18 November 2024 14:58
To: [REDACTED]
Cc: MP Planning Enq; Corperv-CustomerFeedback
Subject: CFS-[REDACTED]

Dear [REDACTED]

Thank you for your email.

Your complaint has been registered under stage 1 of the Council's complaints procedure under reference CFS-

[REDACTED] This email constitutes the Council's formal response under stage 1 of the procedure.

I have spoken with Sarah regarding the application and what happened during the process. When your application was first submitted, the proposed alterations to the existing dwelling were deemed to be unacceptable due to the excessive scale of the extensions and the detrimental impact this would have on neighbouring properties and the street scene. In these circumstances we try to assist applicants to overcome reasons for refusal if amendments might reduce/eliminate any harm, rather than refusal applications without warning. During the application determination period, Sarah did, as you have said, advise that amendments were necessary to get the proposed development to a point that she felt she could recommend approval rather than refusal.

Sarah suggested these amendments in good faith to enable her to recommend support for the application and I note that Sarah accommodated a site meeting with you and your agent to discuss the issues with the scheme as originally submitted. Sarah was also clear in her communication with you that the scheme had attracted a significant level of objection, which had triggered a requirement for the application to be determined by Planning Committee, if recommended for approval. Following receipt of the amended drawings, at no point did Sarah give any assurances that the application would be approved, only that in her professional view she would recommend approval of the application given that, on balance, she considered the harm to neighbouring properties caused by the original scheme had been alleviated by the amendments. Sarah also advised that the final decision does not rest solely with the case officer.

The role of a case officer is to assess a planning application and put forward a recommendation for approval or refusal, which is then reviewed by a Senior officer before a final decision is made. This ensures consistency and transparency in our processes. In the majority of instances, the case officer's recommendation is upheld but in this case the issues were found to be finely balanced. When Sarah's recommendation for approval was reviewed by the Senior Officer preparing reports for the next Planning Committee meeting, the Senior officer was not convinced that the amendments made, per Sarah's suggestions, overcame the concerns of how the development would impact the neighbouring properties and the character of the area due to its scale and design. These concerns were also raised in light of a very recent Planning Appeal decision (APP/[REDACTED]) relating to a neighbouring property [REDACTED] which the Senior Officer had been involved with. In that appeal decision the Planning Inspector considered the impact of proposed increase in the scale of that property. The Inspector also commented that your property, [REDACTED] found the height and massing of [REDACTED] to be dominant in relation to the surrounding built form (before any extensions have been built). The recommendation to approve your application (as amended) was therefore not supported and was passed back to Sarah to write up for refusal.

[REDACTED]. The Planning system sets out that we must have due regard to all comments received in relation to a planning application. As you are aware, your application attracted a significant number of representations from the public and all of these representations are clearly summarised and addressed in the case report, which you can find published online here: <https://online.wirral.gov.uk/planning/index.html?fa=getApplication&id=228918>. Your application has been determined based on its compliance or otherwise with the Council's Development Plan (Unitary Development Plan) and in light of all other material planning considerations. There has been no undue

influence involved in the decision to refuse planning permission for the development proposed in your application and I do not agree with any suggestion to the contrary.

We take allegations such as this very seriously and I invite you to submit an evidence that may corroborate your allegations of other influences, if you have any.

I trust my response addresses the issues you have raised. If you remain dissatisfied with my response you may request that your complaint be escalated to stage 2 of the complaints procedure, where my response will be reviewed by a senior officer from another department within the Council. If you do request that your complaint be escalated, please set out clearly why you remain dissatisfied and please avoid introducing new issues which are not covered in your initial complaint below.

Kind regards,

Miss Alexandra McDougall
Principal Planning & Enforcement Team Leader

Regeneration and Place Directorate
Wirral Council
PO Box 290
Brighton Street
Wallasey
CH27 9FQ


www.wirral.gov.uk

From: [REDACTED]
Sent: 07 February 2024 09:51
To: Lacey, Sarah C.
Subject: Re: Planning Application No: [REDACTED]

Good Morning Sarah,

are a bit confused about something, and wonder if you could clarify.

In your first email to us,

Does that mean that is the distance now, or that is the distance it would be after the proposed extension?

█████ then recalls you saying this distance would need to increase to 14 metres if the land the proposed extension is on, █████

We've read SPG11 and HS11.

In SPG11, under the "Your house and your neighbour's house" heading, it says "where a sole window to a main habitable room faces a blank wall, it must be a minimum of 14 metres apart", and goes on to say the distance needs to be greater if there are differences in land levels, [REDACTED] and so on.

We will do some measuring and calculating.

Lastly, and this is what worries me, that rear window is not a "sole window". There is another window on the side of the room, [REDACTED]

What do you think?

but no worries if you can't.

Thank you.

Regards,

From: Lacey, Sarah C. [REDACTED]
Sent: 30 January 2024 15:13

Subject: RE: Planning Application No:

No worries, glad you have got it!

Sent: Tuesday, January 30, 2024 3:11 PM

To: Lacey, Sarah C. [REDACTED]

Subject: Re: Planning Application No: [REDACTED]

Hello again Sarah,

Attachments received, thank you.

Do you have any humble pie available please so that I can eat it? 🍷

You **did** send the attachments in your first email to us!

When you said, [REDACTED] that you'd sent information concerning HS11 and

SPG11, I thought this was extra information that you'd sent **this morning** 🍷

I think we were so wound up yesterday that I didn't even notice the attachments in your first email.

Sorry, and thanks again,

Regards,

[REDACTED]

[REDACTED]

Sent: 30 January 2024 14:47

[REDACTED]

[REDACTED]

Subject: RE: Planning Application No: [REDACTED]

Good afternoon, [REDACTED]. How strange, the PDFs are attached to my previous sent email. I've attached them again, please let me know if they are not attached and I'll cut and paste it into an email.

You can view policy HS11 House Extensions on the Wirral Council website, click on "Housing" and HS11 is on pg17 of the PDF (pg.69 of hard copy):

<https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/unitary-development-plan/written>

Kind regards,

Sarah

[REDACTED]

Sent: Tuesday, January 30, 2024 12:25 PM

To: Lacey, Sarah C. [REDACTED]

Subject: Re: Planning Application [REDACTED]

Hello Sarah,

[REDACTED].

Thank you so much for your time and advice.

I've checked my inbox and my junk, and I don't have the email you've sent regarding HS11 and SPG11.

Would you mind resending?

And could you please send it to [REDACTED] just to cover all angles?

Thank you again,

Regards,

From: Lacey, Sarah C. [REDACTED]
Sent: 29 January 2024 16:59
Subject: RE: Planning Application No: [REDACTED],
[REDACTED]

Thank you, that would be really helpful. I have a site meeting in Caldy at 10am which is likely to last an hour [REDACTED]

Kind regards,
Sarah

[REDACTED]
Sent: Monday, January 29, 2024 4:56 PM
To: Lacey, Sarah C. [REDACTED]
Subject: Re: Planning Application No: [REDACTED]
[REDACTED]

Good afternoon, (again),

Thank you so much for your prompt and informative reply.

Yes, [REDACTED] tomorrow as part of yours site visit!

We can jiggle things around so that one or both of us can be in late morning and into the afternoon.

Thanks again,

[REDACTED]
From: Lacey, Sarah C. [REDACTED]
Sent: 29 January 2024 16:41
[REDACTED]
Subject: RE: [REDACTED],
[REDACTED]

Good afternoon,

[REDACTED]
Thank you for your email. My name is Sarah Lacey and I am the case officer assigned to the above planning application.

Whilst I am unable to change the dates of the consultation period, I confirm the system will not let me issue a decision until after 15th February (see screenshot below). Because I work part time Monday-Wednesday and I am taking annual leave w/c 19th February I will not be making a decision on the application until 26 February at the earliest (I have until 16th March to issue the decision).

Day: 7 / 23

Progress:  30%

Projected End: 15-02-2024

I would advise you submit your representation by 15th Feb but in practice I am happy to accept representations up until I issue the decision.

[REDACTED]

The key measurements you need to be aware of are the height of the proposed extension is 9.85m from adjacent ground level to the ridge, and 5.9m in height from the ground to the eaves.

[REDACTED] If you need me to provide any other measurements I can do this for you but I cannot provide you with hard copies of the plans, sorry.

When you submit your representation it would be helpful if you did this by email

[REDACTED]

The application will be assessed against policy HS11 of the Wirral UDP and SPG11, I attach copies for your information.

Hope this helps, please let me know if you need any further information.

Kind regards,

Sarah

Sarah Lacey | Planning Officer  WIRRAL

Working days Monday - Wednesday

Development Management | Economic and Housing Growth Directorate

From: Planning Applications <planningapplications@wirral.gov.uk>

Sent: Monday, January 29, 2024 3:56 PM

To: Lacey, Sarah C. [REDACTED]

Subject: FW: Planning Application No: [REDACTED]

Afternoon, please see below.

Kind regards

- Technical Support Unit

Wirral Council

PO Box 290
Brighton Street
Wallasey
Wirral
CH27 9FQ

planningapplications@wirral.gov.uk

tel: 0151 691 8450

Visit our website: www.wirral.gov.uk



Sent: Monday, January 29, 2024 3:23 PM

To: Planning Applications <planningapplications@wirral.gov.uk>

Subject: Planning Application No: [REDACTED]

Good afternoon,

We have only today, (Monday 29/1/2024), received your letter regarding this planning application, even though the letter is dated 23/1/2024.

The letter states that any comments we wish to make must be made **"on or before 23 days from the date of this letter"**, and you give this date as 15th February, 2024.

[REDACTED]
We obviously need time to peruse this application very carefully, and decide what action we might wish to take.

But, because, for whatever reason, this letter arrived **6 days** after it was written, we do not have **23 days** to make any comments, we only have **18 days**.

This isn't our fault, and it probably isn't yours either - but I didn't think Royal Mail was **that** bad? But unfortunately there is no date stamp on the envelope.

Whatever the reason is, I'm sure you'll agree that this is unfair.

So, I am respectfully and politely asking that we are rightfully given the 23 days we **should** have, (from the date we received the letter), as opposed to the **18 days** we actually have.

I calculate that that would take us up to 21st February, and will be very grateful to have this confirmed. Also, a neighbour has told us that we can ask you to send us hard copies of all the documents relating to these plans. If that is the case, that would be very much appreciated, as we are currently without a printer. Thank you very much.

Yours,

[REDACTED].

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

[REDACTED] has reviewed the recent amendments to this application, and the [REDACTED] has requested me to inform you that we wish to maintain our original objection to the proposal. We feel the amendments do not satisfactorily address the two major concerns [REDACTED] has on this development. The scale of the proposed extension and its proximity [REDACTED] [REDACTED]. Furthermore, the very large increase in bulk of the property and its asymmetric positioning on the plot will cause an adverse impact on the street scene, especially bearing in mind that the property has already been dramatically extended from an original small bungalow. The huge scale of the proposed development which will be highly visible to the public on this very open site with no boundary screening will be a discordant element out of character with the other properties in the vicinity. [REDACTED]

I object to the second extension to this property it will have a significant impact on and around the [REDACTED] Lane area, it will have a significant bearing to overlooking/loss of privacy, layout and density of building in an unnecessary & overwhelming height and also in keeping within previous planning decisions. In general, there is a [REDACTED] [REDACTED] that the development is too large a development and its proximity to neighbouring properties even with those who are out of reach of the immediate planning catchment. [REDACTED]

The new revised plans are still unacceptable it will have a significant impact on and around the [REDACTED] Lane area, it will have a significant bearing to overlooking/loss of privacy, layout and density of building in an unnecessary & overwhelming height and also in keeping within previous planning decisions. In general, there is a neighbourhood consensus that the development is too large a development and its proximity [REDACTED] even with those who are out of reach of the immediate planning catchment. [REDACTED]

I wish to very strongly object to the proposed development of [REDACTED] on [REDACTED] Lane, [REDACTED] This proposed extension will significantly increase the size and of the current large overbearing dwelling, extending both outwards and upwards to create an over-dominant building that is wholly out of character with the surrounding dwellings and will cause a very significant visual intrusion [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

and multiple balconies it is clear that this property is being developed for future conversion to flats. The development is totally out of character with the adjacent housing; bungalows to one side and a small terrace of houses on the other whose roofs are at approximately the level of the existing flat roof on [REDACTED]. There are larger houses in front but these are lower down and blend with the local environment. To provide some recent historical context, until 2016 the plot was occupied by a bungalow surrounded by extensive gardens carpeted with blue bells, with an orchard and a number of mature trees. All this was removed, including trees that were shown on the approved plans to be retained; on a similar note, we estimate that the building was raised about 2 m above the height shown on the approved 2015 plans. That dwelling was built simply to sell on; the developer lived in it for two years to avoid capital gains tax and then sold it, having to lower the price by £300k because it is the wrong house in the wrong place. The new development is a massive extension, again to add value and maximise sell-on profit, but leaving the neighbourhood with an overbearing building that is totally out of character and which severely impacts [REDACTED]

[REDACTED] Property Extension [REDACTED] We write to record our strong opposition to the above planning application. Notwithstanding the changes from the original submission for the development, the revised proposal remains equally unsuitable; indeed it is even more intrusive and overpowering than the previous application. The gross intrusion created by the grant of Planning Permission for the structure already constructed on the site, which itself is not only disproportionate to the bungalow it replaced and is already grossly overpowering and overbearing on the adjacent properties, and this proposed further development is totally out of keeping with the general rural environment of the locality. Nearby Planning Approvals have already been granted based on a series of misleading statements and downright lies claiming that developments such as this do not result in 'unneighbourly dealings such as overlooking, overbearing or significant loss of light or privacy to the neighbouring properties' ([REDACTED]) when they clearly do, and it is unforgiveable for such a practice to be allowed to continue. The 'incremental' stage-by-stage 'creep' to achieve permission for such a gross development when it would not have been accepted as part of the original application is quite intolerable. The presence of intrusive external roadside wall lights causing light pollution which are invisible to the property itself merely adds to the total unsuitability of the development as a whole. The prospect of a further extension to such a monstrous structure is quite outrageous. The proposal must therefore be rejected due to its adverse environmental impact, impact on the privacy of nearby properties and its gross physical presence being at total variance to the general and historic rural nature of

the locality which attracted the [REDACTED]. Furthermore, with regard to traffic movement, construction of the existing structure resulted in significant disruption to neighbouring properties and long-term damage to the infrastructure in the area. This continues to adversely impact existing residents with no effort by the developers or Council to attempt to mitigate or indeed control such effects. Despite the assertion by local Councillors that developers are required to make a contribution to the repair and maintenance to access roadways adversely affected by their activities they clearly do not. Enormous multi-wheeled cranes and wagons are frequent users of the infrastructure, destruction from which impacts long term safety for both residents and other users, putting at risk both vehicles and pedestrians alike. This further disproportionate development clearly exacerbates the totally unacceptable situation. [REDACTED]

We wish to object on the following basis: This property is already very large & dominant on the street scene. The Planning Inspectorate noted this when dealing with an appeal for a property 2 doors away ([REDACTED]). To quote 'I found the height and massing of [REDACTED] to be dominant in relation to the surrounding building form'. The additional increase in massing and footprint will make it too dominant and not appropriate for the lane/street scene. Added to this, [REDACTED] [REDACTED] overbearing & over-shadowing on the [REDACTED] and the transition between the properties will look very strange.

I object to the planning application for the following reasons - The scale of the proposed development is out of keeping with the area and its infrastructure - The heavy plant required during the build will be a detriment to the unmade up roads and general infrastructure. We have already seen a significant decline in the roads due to heavy traffic from a recent, previous development. - Heavy plant has been part of the reason we now see several gas leaks within the local road network - The design with balcony's, will probably lead to a significant increase in noise for the surrounding houses, some of whom will be overlooked - Noting the scale of the development, its not too far from the next step of creating a block of flats; as we have already seen in [REDACTED] Drive & [REDACTED] Road - The infrastructure in the area cannot support large scale developments

We wish to object: -Sheer size & massing of the proposal will render it not in keeping with the street scene -such an overdevelopment would look like the size of a hotel & overshadow close neighbouring properties -developments like this create precedent for others to do the same & change what is a semi rural narrow lane into some sort of 'mansion estate'. This will change the character of the area which is on the edge of Heswall Dales , an area of outstanding beauty. [REDACTED]

Looks like a hotel, out of context on [REDACTED] Lane, large overbearing mass, looks ready for future conversion to apartments.

I am writing in opposition to the planning application reference [REDACTED]. The planning permission previously granted already allowed for the pre-existing bungalow on the site to be developed into a disproportionately large and overbearing property and any further expansion will only increase the overpowering intrusion on neighbouring properties. This additional application evidences an attempt to further increase the size of the property by stealth given that the original planning application would likely have been refused had this extension been included. In effect, the proposed three story extension is akin to introducing a new dwelling to the plot and the environment and infrastructure of the area is not suitable for such an addition to the property. The proposed extension will result in an already overbearing building further dominating over the neighbouring properties, thus adversely affecting the already compromised privacy of neighbouring residents. It is entirely out of keeping with the surrounding properties and, as such, is unsuitable for the local area. In addition to the adverse effects on the neighbouring properties, the proposed works will lead to further deterioration of the already poor road surface in the locality with further construction traffic needing access. This has long term safety impacts on both the residents and other road users, including pedestrians and horse riders. For these reasons, I strongly oppose the planning application.

[REDACTED] The house is already not in keeping with the size of houses in the local area and the application is to increase this even further.

I object to the second extension to this property it will have a significant impact on and around the [REDACTED] Lane area, it will have a significant bearing to overlooking/loss of privacy, layout and density of building in an unnecessary & overwhelming height and also in keeping within previous planning decisions. In general, there is a neighbourhood consensus that the development is too large a development and its proximity to neighbouring properties even with those who are out of reach of the immediate planning catchment. [REDACTED]

I wish to very strongly object to the proposed development of [REDACTED] on [REDACTED] Lane, Heswall. This proposed extension will approximately double the volume of the current large dwelling, extending both outwards and upwards to create an over-dominant building that is wholly out of character with the surrounding dwellings and will cause a very significant visual intrusion [REDACTED]. To demonstrate the visual impact, [REDACTED]

[REDACTED] development is totally out of character with the adjacent housing; bungalows to one side and a small terrace of houses on the other whose roofs are at approximately the level of the existing flat roof on [REDACTED]. There are larger houses in front but these are lower down and blend with the local environment. To provide some recent historical context, until 2016 the plot was occupied by a bungalow surrounded by extensive gardens carpeted with bluebells, with an orchard and a number of mature trees. All this was removed, including trees that were shown on the approved plans to be retained; on a similar note, we estimate that the building was raised about 2 m above the height

shown on the approved 2015 plans. That dwelling was built simply to sell on; the developer lived in it for two years to avoid capital gains tax and then sold it, having to lower the price by more than £300k because it is the wrong house in the wrong place. The new development is a massive extension, again to add value and maximise sell-on profit, but leaving the neighbourhood with an overbearing building that is totally out of character [REDACTED]. While probably not an issue for planning consent, the internal layout of the house is one of multiple large cavernous rooms (e.g. 4 lounges); a cynic would think the building is being prepared for conversion to apartments.

[REDACTED] reviewed this application, and the [REDACTED] has requested me to submit an objection for the following reasons: 1. The current very large property replaced a modest bungalow. The existing tree cover on the site was removed leaving a very open plot and the trees and shrubs in the landscape plan have not been planted. The lack of trees and shrubs reinforce the overall impression of a starkly visible and prominent property of a scale larger than the surrounding properties. The proposed extension will greatly increase the bulk and mass of the building, introducing an additional three storey element and a highly visible and extended roof ridge connecting these three storey elements. This will introduce a highly discordant element into the street scene which will have an adverse impact on the character of the neighbourhood. 2. [REDACTED]

[REDACTED] believes that the existing property is already at the maximum size which can be accommodated on the plot without harming the street scene. It has the advantage of being centrally placed on the plot with the garden wrapping around each of the side elevations which helps the transition with the neighbouring properties. The proposed extension has a footprint stretching right to the southern boundary of the plot which will create an undesirable cramped appearance and will only serve to emphasise the huge increase in bulk. 3. The extension of the footprint to the boundary will have an unacceptable impact [REDACTED], which will be overshadowed by a huge blank elevation which will dominate the view from habitable rooms. The separation distance from this overpowering blank elevation is far less than required by the SPG on extensions, especially taking into account the difference in ridge heights. 4. There are many trees along the southern boundary in the garden [REDACTED]

[REDACTED]. No mention is made of these trees in the application and no arboricultural survey is provided to assess how the inevitable damage to these trees could be mitigated. For the above reasons [REDACTED] would urge you to refuse this thoroughly unneighbourly, poorly designed, and intrusive proposal. [REDACTED]

[REDACTED] Property Extension [REDACTED] We write to record our strong opposition to the above planning application. Notwithstanding the gross intrusion created by the grant of Planning Permission for the structure already constructed on the site, which itself is not only disproportionate to the bungalow it replaced and is already grossly overpowering and overbearing on the adjacent properties, the proposal is totally out of keeping with the general rural environment of the locality. The presence of intrusive external roadside wall lights causing light pollution which are invisible to the property itself, and add to the total unsuitability of the development as a whole. The prospect of a further extension to such a monstrous structure is quite outrageous. Nearby Planning Approvals have already been granted based on a series of misleading statements and downright lies claiming that developments such as this do not result in 'unneighbourly dealings such as overlooking, overbearing or significant loss of light or privacy to the neighbouring properties' ([REDACTED]) when they clearly do, and it is unforgiveable for such a practice to be allowed to continue. The 'incremental' stage-by-stage creep to achieve permission for such a gross development when it would not have been accepted as part of the original application is quite unacceptable. The proposal must therefore be rejected due to its adverse environmental impact, impact on the privacy of nearby properties and its gross physical presence being at total variance to the general and

historic rural nature of the locality which attracted the existing residents. Furthermore, with regard to traffic movement, construction of the existing structure resulted in significant disruption to neighbouring properties and long-term damage to the infrastructure in the area. This continues to adversely impact existing residents with no effort by the developers or Council to attempt to mitigate or indeed control such effects. Despite the assertion by local Councillors that developers are required to make a contribution to the repair and maintenance to access roadways adversely affected by their activities they clearly do not. Enormous multi-wheeled cranes and wagons are frequent users of the infrastructure, destruction from which impacts long term safety for both residents and other users, putting at risk both vehicles and pedestrians alike. This further disproportionate development clearly exacerbates the totally unacceptable situation. [REDACTED]

[REDACTED]

[REDACTED]

The excessive noise that this build will produce, is not anything that, as residents, we should have to put up with. [REDACTED]

This is a huge extension to an already large plot of land. The application is not inline with other houses in the area and will create an eyesore at 3 levels. There will also be access problems from the traffic accessing this very narrow lane and will cause excess damage to [REDACTED] Drive and [REDACTED] Lane. This in turn could cause an environmental impact to the local area. The impact of noise pollution from said balconies will be a nuisance to a very quiet area. [REDACTED]

[REDACTED] I feel will need to be addressed. If this is to get approval I feel the balconies need to be addressed and also the height of the house.

that there was no intrinsic objection to this type of extension. It should be noted that the proposed extension will not overlook its neighbours.

3. The location of the garage at [REDACTED] was approved by the council and establishes the building line on the south side of the plot.
4. The nature of the geology of [REDACTED] Lane and [REDACTED] Drive and indeed, most of Heswall and the Wirral, area to the East of the River Dee means that the majority of properties are overlooked or overlook other properties. St Minver itself is overlooked by a number of residences and the proposed extension will only overlook where that the existing building already does.
5. It is also worth noting that the sheer size of the [REDACTED] plot size was specifically mentioned in the planner's report in relation to the appeal of [REDACTED]
6. I believe that the proposed extension to a modern property is aesthetically pleasing, it does justice to the [REDACTED] plot, and provides "kerb appeal" by balancing the property, particularly the roof. The existing property, and its roof is not balanced does not have kerb appeal and indeed is ugly. The proposed property, when complete, will undoubtedly compliment a modernising Heswall and The Wirral.

From: [REDACTED]
Sent: 05 September 2024 16:58
To: [REDACTED]
Subject: Re: [REDACTED]

Thank you Sarah
Regards
[REDACTED]

From: Lacey, Sarah C. [REDACTED]
Sent: Thursday, September 5, 2024 4:56:28 PM
To: [REDACTED]
Subject: [REDACTED]

Good afternoon [REDACTED]

Re: [REDACTED]

I hope you are well. I have given the applicant of the above planning application until Wednesday 11 September to submit a final set of plans. If he does this and we considered the smaller amended scheme acceptable the neighbours will be renofified of the amendments (as the proposal is likely to appear significantly different) and the application will be determined by Planning Committee on 7th November 2024.

If I have not received an amended scheme by Wednesday that overcomes the harm to the neighbouring property the application will be refused under delegation based on the plans originally submitted.

I'll keep you updated on how the application progresses next week.

Kind regards,
Sarah
Sarah Lacey | Planning Officer 
Working days Monday - Wednesday
Development Management | Economic and Housing Growth Directorate
[REDACTED]

From: [REDACTED] [REDACTED]
Sent: 07 November 2024 10:54
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Last minute U turn on planning decision

Dear [REDACTED]

Your email at the bottom of this email chain has been sent to the Council's customer service team to register it as a stage 1 complaint under the Council's complaints procedure. It will be allocated a reference number and you will receive a response in line with the Council's complaints procedure, which can be viewed here: <https://www.wirral.gov.uk/about-council/complaints-compliments-and-feedback/complain-or-give-compliment-wirral-council>

As you will be aware, your planning application was refused yesterday. Not all planning applications are determined at Planning Committee and the majority of applications are determined under delegated authority. The Council's adopted scheme of delegation sets out the circumstances in which a planning application would be reported to Planning Committee and can be viewed here: <https://www.wirral.gov.uk/planning-and-building/planning-permission/planning-decision-process/scheme-delegation-officers>

If your application was going to be put forward for approval, it would have been reported to planning committee because of the number of objections received and because of the specific request from a Local Ward Councillor to take the application out of delegated authority. However, upon review of the case officer's recommendation the decision has been taken to refuse planning permission and when applying the criteria set out in the adopted scheme of delegation, the application no longer required a referral to Planning Committee. Your application was therefore refused under delegated authority yesterday.

As set out in the decision notice that has been sent to your planning agent, you have a right of appeal against the Council's decision if you so wish.

There has been no prejudice in the decision to refuse your planning application. The issues raised in your email at the bottom of this email chain will be addressed in detail in our stage 1 response in due course.

Kind regards

Alex

Miss Alexandra McDougall
Principal Planning & Enforcement Team Leader

Regeneration and Place Directorate
Wirral Council
PO Box 290
Brighton Street
Wallasey
CH27 9FQ

[REDACTED]
www.wirral.gov.uk

From: Lacey, Sarah C. [REDACTED]
Sent: Wednesday, November 6, 2024 12:10 PM
To: McDougall, Alexandra K. [REDACTED]
Cc: Lacey, Steven J. [REDACTED]
Subject: FW: Last minute U turn on planning decision

From: [REDACTED]
Sent: Wednesday, November 6, 2024 12:03 PM
To: Satoor, Paul [REDACTED] Stuart, Paul C. (Councillor) [REDACTED]
Cc: Lacey, Sarah C. [REDACTED]; [REDACTED]
Subject: Last minute U turn on planning decision

Dear sirs,

I submitted plans last December which Sarah Lacey, Council Planning Officer said that there had been 15 + objections and she couldn't support it. These plans were lesser in their proportions, proximity to boundaries etc. etc. than a no of already permitted planning applications within 200 metres of the house.

Please note, I've copied Sarah in as I'm not the type who goes behind someone's back.

We met on-site with Sarah and my architect early this year, where she outlined what met with planning regulations, policies, distances to neighbouring building etc. and she laid out in detail, what we could have.

We then submitted drawings to her exact specifications and since then agreed to her multiple requests for time extensions on multiple occasions, and all of her additional requests for other changes, all of which we have conceded to (there was one specific point originally specified by her that we also wanted, she later changed her mind, and again we conceded to it, though we would have preferred not to) , requests for tree, bat surveys etc. all of these were communicated , and therefore evidenced, via email.

In summary, they are The Council's planning officer's plans, not mine. I am delighted with them, (though with the above exception), and in order to get them through and passed we have gone along with everything she has stated / asked for etc.

Last week, as she was Out of Office, I exchanged emails with the general email 'inbox' of the planning team (email attached) and they confirmed that the status of "delegated" meant that the decision was with the planning officer. The final decision is this Thursday i.e. tomorrow.

Yesterday, I received an email from Sarah where she has said the Principal Planning Officer is the decision maker and will refuse it (this email is attached with my, as yet, unanswered reply). As this was over 24 hours ago and I haven't had a reply, and with her only working Mon, Tue and Ted, I thought it prudent to escalate this to you both. I am not expecting / asking you to interfere with the planning process , but I trust you would agree it would be a ludicrous and beyond belief situation where the planning permission is refused on a plan that has been designed and specified by The Council's own planning officer, and which meets all the rules, guidelines and policies.

So you are aware, [REDACTED]

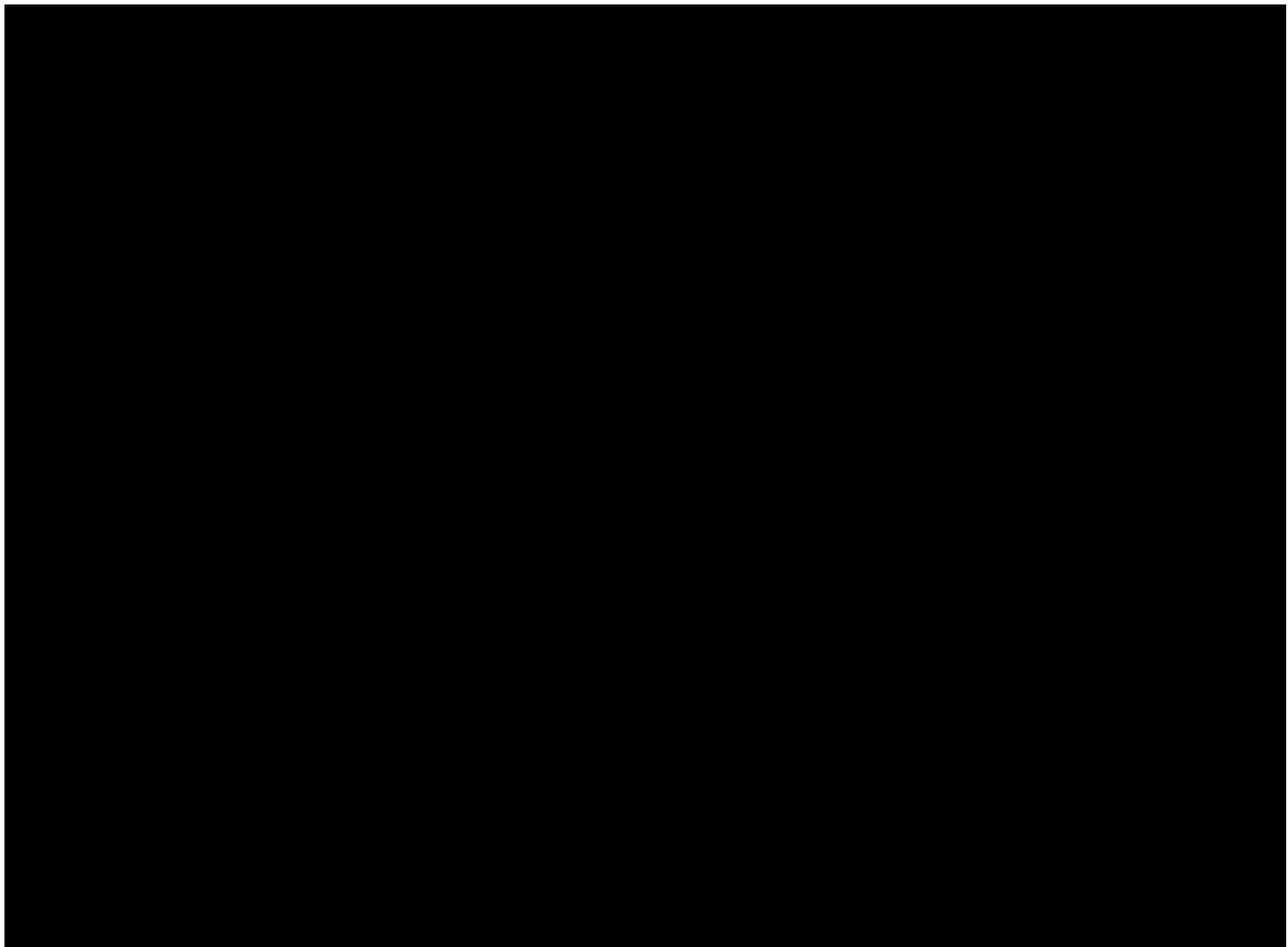
[REDACTED] John Barnes' book "the uncomfortable truth about racism" and the guardian article here <https://www.theguardian.com/books/2017/jun/03/why-no-long-talking-white-people-review-race-reni-eddo-lodge-racism> . [REDACTED] who no doubt is one of the objectors, at least had the honesty to tell me to my face that "we don't like your sort round here" with 3 witnesses present. I'm sure if you had been told this, then you know that these type of people can never be allowed to influence anything, but unfortunately still do. We've had dog faeces thrown over the wall and left at our garden gate, not to mention other instances of racial abuse, to the point where we have had a CCTV system installed that is monitored from a control centre 24/7/365.

I trust you would agree that with having two conflicting responses stating who has the decision, and to repeat that The Council would be rejecting its own officers' plans, it has been suggested to me that other influences could be under consideration with such a last minute U-turn.

I thought you should be aware of what's happening in the organisation that you lead.

I very much look forward to your comments.

Sincerely

A solid black rectangular box used to redact a handwritten signature.A large solid black rectangular box used to redact a large block of text.

APPLICATION FOR OUTLINE PLANNING PERMISSION: [REDACTED]

LOCATION: [REDACTED]

OBJECTION TO PLANNING PERMISSION

1. There are the comments of [REDACTED]
[REDACTED].
2. We **continue to object** to the application for planning permission.
3. The grounds for objection are essentially unchanged from our letter of February 2024.
4. The revised plans are still for a massive and over-bearing dwelling which will cause a substantial loss of amenity [REDACTED].
 - a. These revised plans seem little different from those originally submitted and it is difficult to see how they addressed any of our concerns.
5. The application is to substantially further extend an already disproportionately large and intrusive property that is already out of keeping with the surrounding area.
6. The proposed dwelling is a massive 3 story, effectively double fronted, 6 bedroom, detached house with balconies. Our understanding, based on information obtained from [REDACTED]
[REDACTED], is that the original dwelling was a modest bungalow which was demolished and replaced with the current dwelling at some point in the last 10 years. Therefore, further extending this already substantial property would considerably adversely affect the amenities of the area.
7. The proposals are silent as to the total floor area of the proposed dwelling and the existing dwelling.
 - a. This means it is not possible to accurately establish the plot ratio. However, even a cursory inspection would show that the proposed dwelling would have a plot ratio AND a plot coverage of well over 0.5;

- b. Likewise, it is not possible to accurately determine the effects of the proposals on density, but the increase in habitable space is certain to increase the density. This is out of keeping with a low density area;
- c. The danger, of course, of allowing smaller and smaller plot ratios and denser and denser dwellings is that there is an almost insidious but material change to the area.
8. The proposal will certainly result in a property that is far larger than the plot can accommodate, resulting in it becoming cramped and oversized. This would be out of character with the area resulting in a detrimental change. The proposed dwelling would be extremely close to its side and front boundaries, likely breaching stated minimums. This is unlike any other property in the immediate vicinity or wider area.
9. The proposed dwelling is in no way comparable to close and adjacent properties.
- a. The revised proposals remain completely out of keeping and are substantially unchanged from the previous submissions.
10. It is clear that the proposal is not of a scale that relates well to surrounding densities or form of development. The adjacent and close properties on [REDACTED] Lane are bungalows or established 3 or 4 bedroom detached houses, most of which are screened by mature trees. Although larger properties are to be found on opposite side of [REDACTED] Lane, the topography of the area means they are effectively built into the slope of the land, meaning they are not visually intrusive.
11. [REDACTED] is located towards the top of the slope, meaning that it is already intrusive for those below it, [REDACTED]. The frontage of [REDACTED] is entirely open, with no screening/ landscaping at all. The recent actions of the Applicant to fell trees in the area has increased the intrusion of the existing dwelling and makes any extension of the same entirely inappropriate.
12. The scale and height of this development would result in a dwelling that would “tower over” [REDACTED]
- [REDACTED]

13. [REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] Increasing the size of [REDACTED] and locating living accommodation and, particularly the planned balconies, at the front of the property [REDACTED]
[REDACTED]
[REDACTED]
a. The revised plans include 3 large double height windows [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

14. By the same token, any extension to [REDACTED] will be a visual [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]).

15. [REDACTED]
[REDACTED]
[REDACTED].

16. The interior lights of [REDACTED] are similarly visible since there are no blinds or curtains installed, again representing an intrusion and loss of amenity. The proposed plans, with their silhouette of a person in the numerous large windows, clearly shows that this will be even worse should these plans be passed.

17. [REDACTED]. By erecting a larger and taller dwelling, [REDACTED]
[REDACTED]
a. The revised proposals are still for a much taller dwelling, with 3 stories.

18. Access is a consideration. [REDACTED] Lane is an unadopted road and the [REDACTED] is a private road owned by [REDACTED] over which [REDACTED] residents have a right of access.

- a. The road surface is in dreadful condition. Heavy construction traffic would further degrade the surface, potentially making it impassable for residents;
- b. No traffic management plan has been submitted and this is important since mitigation will be required.

c. [REDACTED]

19. Surface water drainage in the area is poor, with frequent “rivulets” on both [REDACTED] and The [REDACTED] We believe that the previous development of [REDACTED] may have contributed to these by

- a. Replacing the gardens with artificial, plastic “grass” which reduced the capacity of the land to absorb water; and
- b. Felling the trees which previously were to be found on the plot which would have provided both canopy protection and absorption; therefore
- c. Further reducing the available ground area by increasing the size of the dwelling would increase this surface water run-off, risking flooding of our (and adjacent) land.

20. Given the scale of the proposed development, we as lay people, are concerned that the foundations may be inadequate potentially leading to disturbances to the earth which could [REDACTED].

21. Environmental Considerations are at play too. In order to enhance views over the Dee Estuary from [REDACTED], the Applicant is very keen to fell trees in the area. Allowing this development is likely to increase his incentive to do so, resulting in loss of habitat for birds and bats (which are known to frequent the area).

22. The proposal replaces an existing flat roof with two large, pitched, rooves. This is far more intrusive and is likely to cause a substantial loss of amenity to properties behind [REDACTED] [REDACTED] [REDACTED].

23. Any development should not result in significant loss of privacy, nor be visually overbearing or dominant when viewed from adjoining properties. It is clear that the proposed development will lead to all these and should result in permission being refused. The environment around a person's home has a major impact on the quality of life. In our view the proposed development would be detrimental to the quality of life and local amenity due to:

- a. the scale, design and siting of the proposed development to make this already dominant house even more so being visually incongruous in the setting and would detract from visual amenity; and
- b. [REDACTED]
- c. [REDACTED].

24. In conclusion, the proposed extension should not be granted permission and any presumption in favour of development should be rebutted, because the development would:

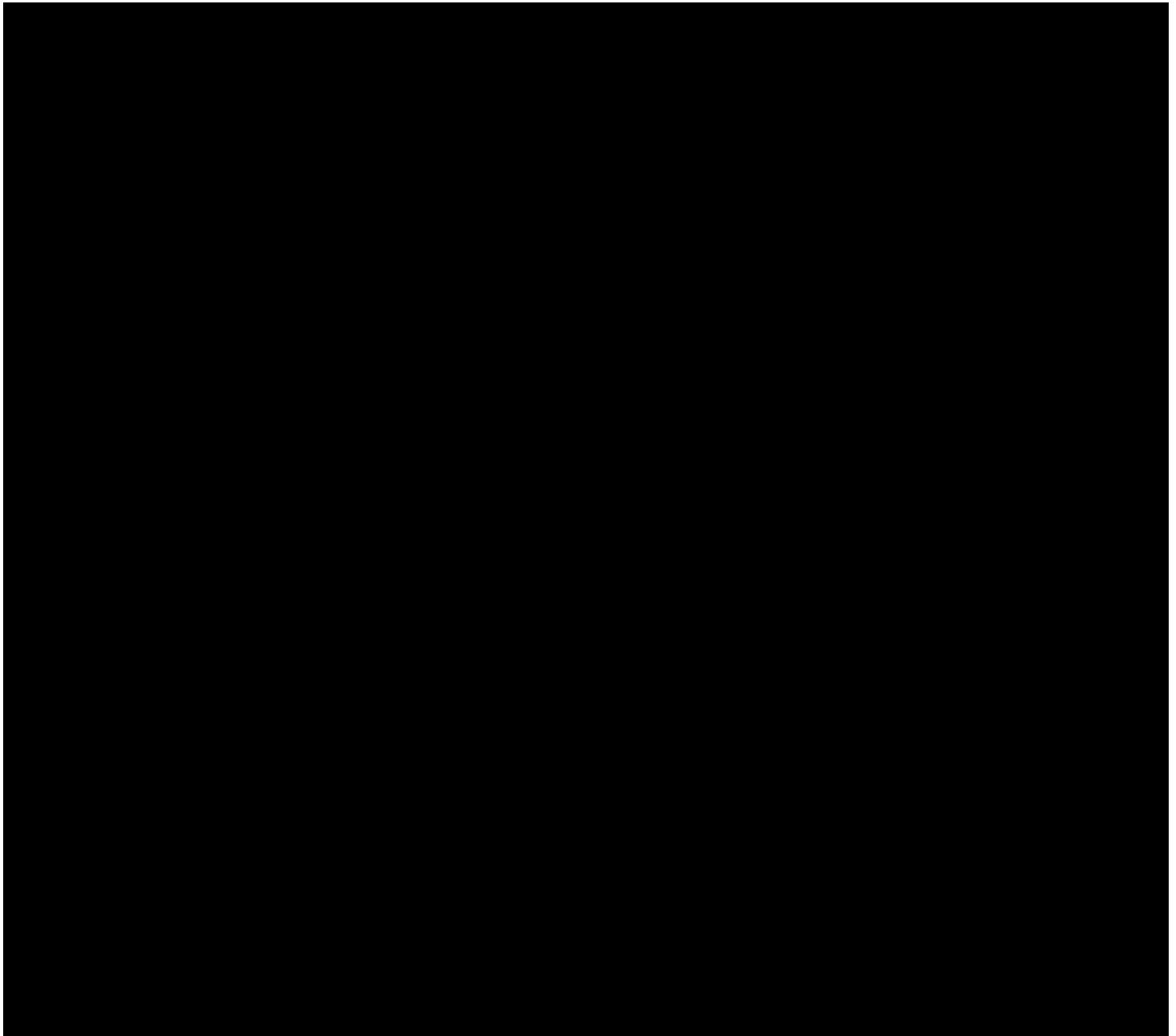
- a. form a visually obtrusive feature to a number of neighbouring properties;
- b. be completely unsatisfactory and undesirable having regard to the existing density of development and the very close proximity to existing properties and each other;
- c. be of an overbearing nature;
- d. cause the loss of privacy to a number of existing properties;
- e. cause general highway safety concerns; and
- f. overall have a detrimental environmental impact on the surrounding area.

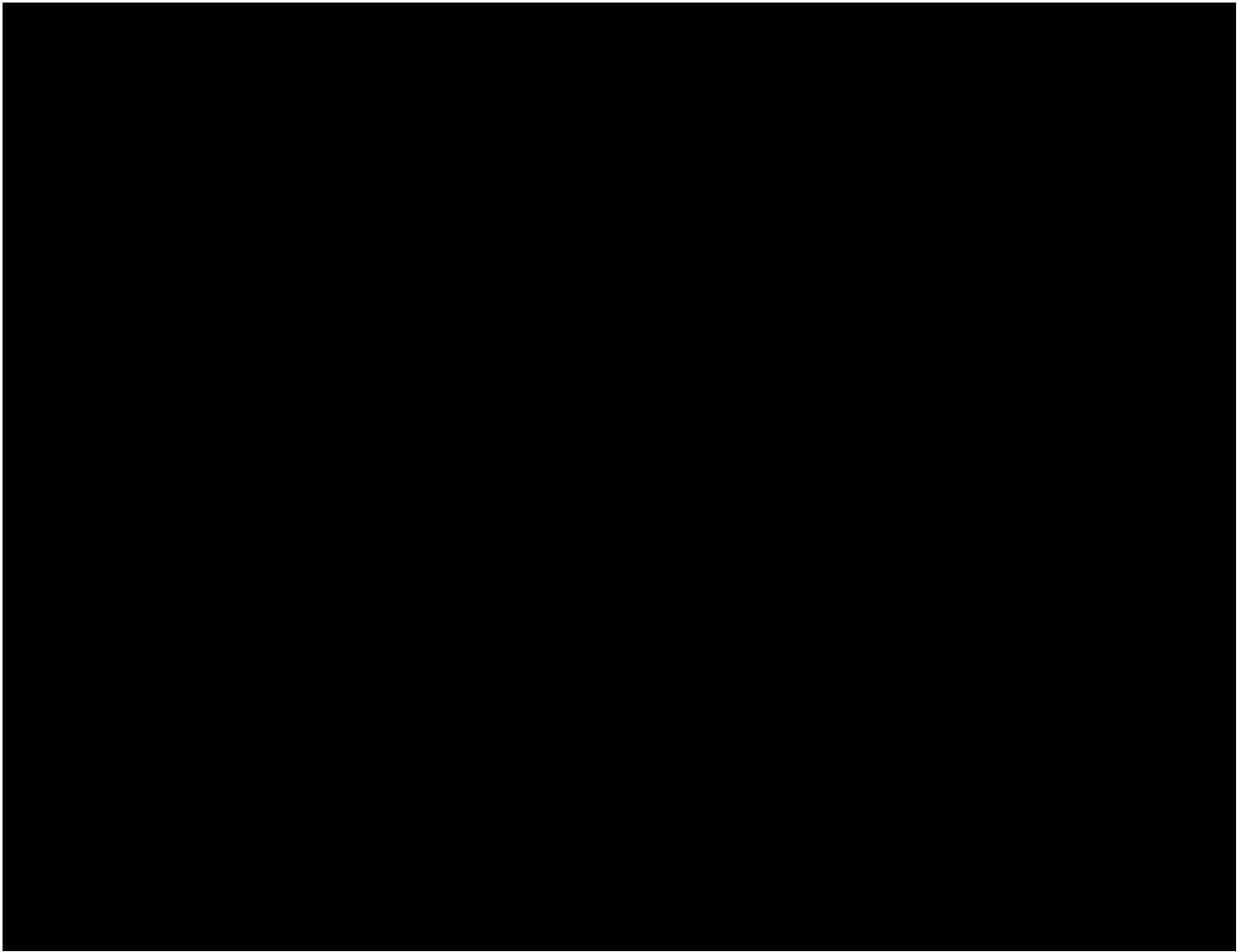
[REDACTED]

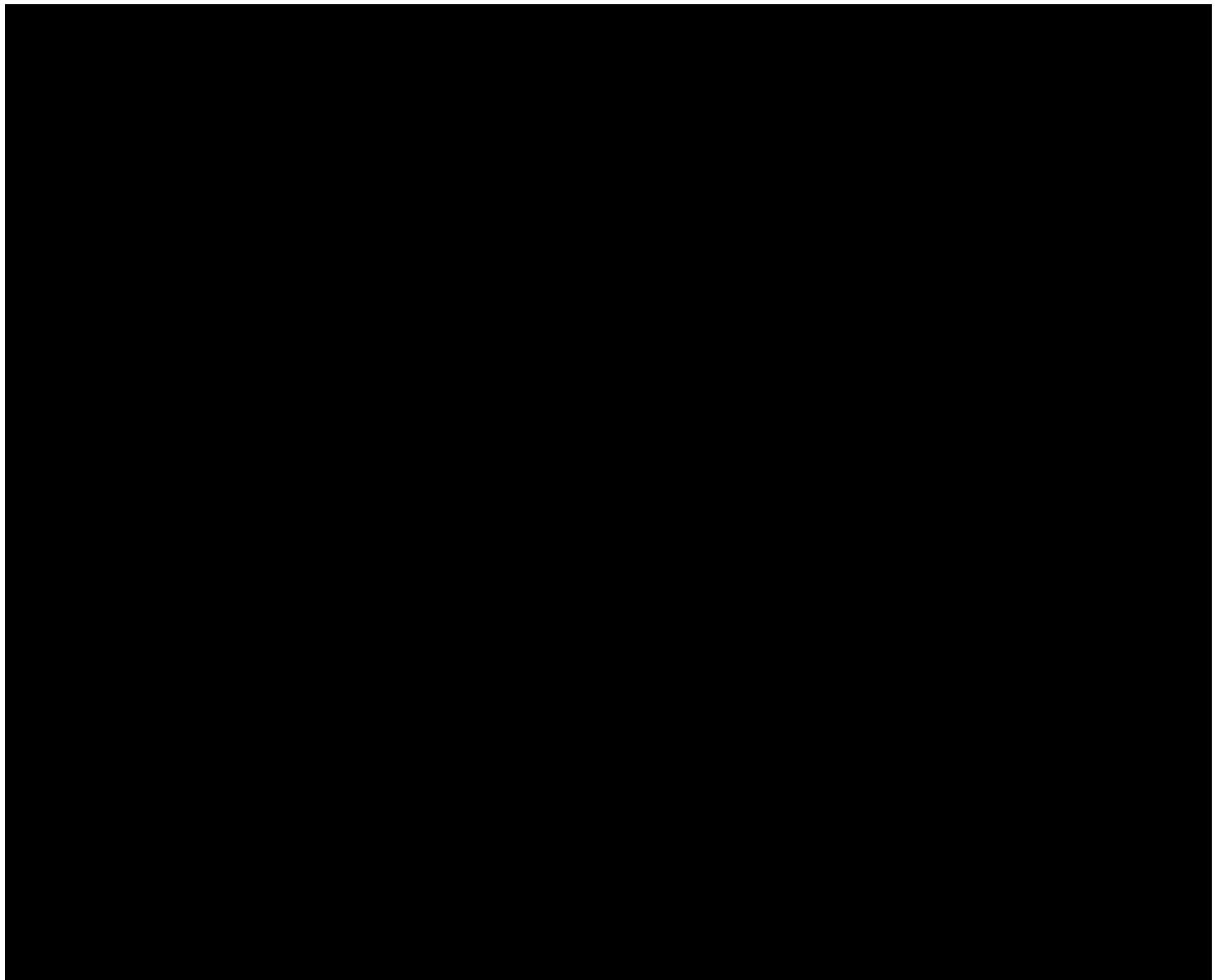
[REDACTED]

[REDACTED]

[REDACTED]







From: [REDACTED]
Sent: 26 February 2024 11:58
To: [REDACTED]
Subject: RE: [REDACTED]

Dear [REDACTED],

Re: [REDACTED]

Thank you for your email, I confirm the application will be removed from delegation if I recommend approval.

I have not yet completed my assessment of the scheme. I visited the neighbour's property and my initial concern is the scale and proximity of the extension will be overbearing and unneighbourly, contrary to policy HS11 and SPG11, and the scheme is likely to be a refusal.

I will keep you updated on the application's progress.

Kind regards,

[REDACTED] WIRRAL

From: [REDACTED]
Sent: Thursday, February 15, 2024 6:10 PM

To: [REDACTED]

Subject: [REDACTED]

Dear [REDACTED]

I hope you are keeping well?

I believe you are going on holiday so I wanted to catch you before you take your leave.

I believe you are intending to reject the above application.

If you are that is fine but if you are of the mind to allow this application [REDACTED]

[REDACTED] to inform you I would like to take it out of delegation due to the close proximity of the proposed application to the neighbours.

Obviously I will give more detailed reasons if required.

Kind regards

From: [REDACTED]
Sent: 15 February 2024 15:16
To: Planning Applications
Subject: [REDACTED]

Application Ref: [REDACTED]

Concerns/objections to proposed application on the following grounds:

Overlooking and further loss of privacy for neighbouring houses.

Visually obtrusive by reason of its height and scale.

Proposed extension would further unbalance the appearance and character of the area and have an overbearing impact.

Previously the site of a bungalow with lawned garden, trees and shrubs - Already altered to a large three-storey house with garage, no trees or shrubs and artificial grass to back and sides. Excess run off of rain-water to lane and loss of habitat.

Further disruption from lorries and extra wear and tear on poorly maintained unadopted narrow lanes.

From: [REDACTED]
Sent: 03 November 2024 17:22
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]

Dear Planning team,

I wrote to [REDACTED] last week, but I believe she has been on holiday so hopefully we can see some movement on this application tomorrow.

In February I wrote to [REDACTED] requesting **(as is the norm)** if she was likened to approve this application, I would most definitely want to take it out of delegation and could I be given the opportunity to do this.

I have been told this may have gone through to senior officers already with an approval rating and I have not been approached about taking the application out of delegation **as I was promised**.

I want this to go to committee because when being on site (which I have done) it is obvious none of the separation distances are being met.

Also, the plans include a balcony which look right down to the rear of the neighbours and right into their garden affording them no privacy whatsoever.

There are other reasons for refusal which I will share when we discuss this application.

I do believe the chair and other members of the planning committee should attend a site visit as it needs to be seen to be believed.

I await your comments in anticipation.

Kind regards

[REDACTED]

From: [REDACTED]
[REDACTED]
To: [REDACTED]
Subject: [REDACTED]
[REDACTED]

Good afternoon Sarah,

Thank you so much for your speedy response.

Yes, an update will be most welcome.

To recap briefly, [REDACTED]

[REDACTED] you said you would be refusing i

I was copied in on an [REDACTED] 15th February, in which he said he believed you were going to reject the application, but that if you were planning to allow it, he said he would like to take it out of delegation.

In March, [REDACTED]), that the application had been refused.

At this stage we assumed that everything was done and dusted, in the absence of any further official information.

I heard no more from anyone until a neighbour alerted me to new information she had seen last month on the Wirral Planning portal.

This revealed that a time extension had been given until July 19th, that it was pending consideration, and delegated.

So we were wrong.

As I've said previously, we don't understand what "delegated" means, and we assume that [REDACTED]

[REDACTED] was unsuccessful in his request?

All of this is causing us to be very worried indeed to the point of losing sleep, and we just need to know what's happening please.

Thank you again,

Yours,

From: Lacey, Sarah C. [REDACTED]

Sent: 08 July 2024 12:06

Subject: RE: Planning Application [REDACTED]

Good afternoon [REDACTED]

Apologies I haven't replied to your emails, just to confirm the application has not yet been determined and I will email you with an update this week.

Kind regards,

Sarah

Sarah Lacey | Planning Officer  WIRRAL

Working days Monday - Wednesday

[REDACTED]
Sent: Monday, July 8, 2024 12:43 PM

To: Lacey, Sarah C. [REDACTED]

Subject: Fw: Planning Application [REDACTED]

SORRY!!! I'm sending this email again because I forgot to request a delivery receipt.
It's only for my peace of mind, not to be a pest!
Thanks again.

[REDACTED]
Sent: 08 July 2024 09:58

To: Lacey, Sarah C. [REDACTED]

Subject: Planning Application [REDACTED]

Good Morning Sarah,

I will start by saying that I **hate** pestering people, but.....

I sent you an email concerning the above on June 18th, but didn't get a reply.

[REDACTED].

We thought the application had been refused, but we only heard that verbally. But it would appear that it **wasn't** refused? We just don't know.

We are still really worried about issues raised in my previous email, particularly why has been a time extension, and what does "Delegated" mean?

We understand that your job will be a busy and complex one, [REDACTED] (!), but we would very much appreciate an update as to what's happening with this application.

Thank you,

Regards,

[REDACTED]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

From: [REDACTED]
Sent: 15 July 2024 18:11
To: [REDACTED]
Subject: Re: Planning Application [REDACTED]
[REDACTED]

Hello [REDACTED]

Thank you so much for your email.
I'm so sorry you have been unwell.
As you know, we've been very worried about this application, and your update is very welcome indeed.
And yes, an email alerting me to a letter which we will receive regarding the revised application would also be very much appreciated.
Thanks again,

[REDACTED]

From: [REDACTED]
Sent: 15 July 2024 16:00
To: [REDACTED]
Subject: RE: Planning Application [REDACTED]

Dear [REDACTED]

Re: Planning Application [REDACTED]

Firstly I apologise for not emailing you last week as I said I would, I was off work sick and today is my first day back.

I confirm the plans submitted remain unacceptable due to the harm to your amenity. I advised the applicant the plans were unacceptable and would be refused and he requested the opportunity to amend the drawings to address the concerns.

I am expecting to receive amended plans next week.

If amended plans are received, all the neighbours who previously received a letter notifying them of the application will receive a second letter advising them to view the new set of drawings on the Wirral website (I can also drop you an email to let you know).

The neighbours will be given a further 21 days to send any further objections/representations they wish to make.

All previously received objections and representations will remain on the file and will be summarised in the officers report. There is no need for a neighbour to submit the same objection a second time.

If the amended plans significantly reduce the impact [REDACTED] and the officer recommendation changes to approval the application will still need to be determined at Planning Committee because the application has been removed from delegation [REDACTED]. Due to the neighbour re-notification the earliest Committee date would be 12th September.

“Delegated” decisions are when decisions to approve/refuse an application can be made by the Planning Department. Further details regarding the Scheme of Delegation can be found on the Wirral Council website:

<https://www.wirral.gov.uk/planning-and-building/planning-permission/planning-decision-process/scheme-delegation-officers>

The application is still showing on the website as "delegated" because it is still a refusal and [REDACTED] confirmed he was happy the application could be refused under delegation because it would be for the same reason he raised [REDACTED].

I'll know more next week when I receive the amended plan, if you can bear with me I'll update you further next week.

Kind regards,

[REDACTED] 
Working days Monday - Wednesday
Development Management | Economic and Housing Growth Directorate
[REDACTED] | w: www.wirral.gov.uk/planning

From: [REDACTED]
Sent: Monday, July 8, 2024 10:58 AM

To: [REDACTED]
Subject: Planning Application [REDACTED]

Good Morning [REDACTED]

I will start by saying that I **hate** pestering people, but.....

I sent you an email concerning the above on June 18th, but didn't get a reply.

As you know, [REDACTED].

We thought the application had been refused, but we only heard that verbally. But it would appear that it **wasn't** refused? We just don't know.

We are still really worried about issues raised in my previous email, particularly why has been a time extension, and what does "Delegated" mean?

We understand that your job will be a busy and complex one, [REDACTED] (!), but we would very much appreciate an update as to what's happening with this application.

Thank you,

Regards,

[REDACTED]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

The case officer has provided additional notes as below:

I met [REDACTED] at their home on 30 January 2024. It was an informal meeting, no minutes were taken by me, and I took photographs from their garden (used in the report). I visited [REDACTED] to assess the impact of the proposal from the rear windows and garden, and I needed the owners to provide access for me. During the site visit I explained to the occupiers the proposal would be assessed against policy HS11 of the Wirral UDP and SPG11, and later that day sent them the link to the Council website, as requested (in H drive correspondence).

I spoke to Councillor Hodson on the phone February 2024 but it was an informal chat and I didn't take notes of the conversation. I told him the application did not comply with the UDP policy and I would be refusing it. He was fine with this, but requested if I was to approve the application he wished to remove the application from delegation due to it's close proximity to the neighbour.

Sarah Lacey the case officer confirmed that she did discuss the application with Team Leader Andrew Siddall however that was in the office and no notes were taken, this was an informal discussion before the application was to be heard at planning committee.



Information Governance Team

Wirral Council
PO Box 290
Wallasey
CH27 9FQ

FOI Reference: [REDACTED]
Email: informationmanager@imt.wirral.gov.uk
Date: 21 May 2025

Dear Richard Belfield

Environmental Information Regulations 2004

Thank you for your request.

I have enclosed copies of the information that is being released to you.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original request and should be addressed to informationmanager@imt.wirral.gov.uk

If you are still dissatisfied with our response after the internal review, you have a right of appeal to the Information Commissioner at www.ico.org.uk

Please quote the reference number [REDACTED] in any future communications. I will now close your request as of this date.

Yours sincerely

Irene Okoro
Senior Information Governance Officer

From: [REDACTED]
To: [REDACTED]
Subject: Fw: Information request [REDACTED]
Date: 21 May 2025 15:24:23
Attachments: [Response \(all information to be supplied\).pdf](#)
[Response.pdf](#)

You don't often get email from rwb1802@protonmail.com. [Learn why this is important](#)

over to you...

Richard Belfield
+44 7949 111 950
+44 1795 484 105
richardbelfield.com

Sent with [Proton Mail](#) secure email.

----- Forwarded Message -----

From: Irene Okoro <informationmanager@imt.wirral.gov.uk>
Date: On Wednesday, 21 May 2025 at 15:20
Subject: Information request
To: [REDACTED]

Information request

Our reference: [REDACTED]

Dear Richard Belfield

Thank you for your request for information received on 16 April 2025.

Please find attached our response to your request.

Yours sincerely

Irene Okoro

Senior Information Governance Officer

Information Governance - Law & Corporate Services

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