

Justification Statement

Aspirations Theatre School, 45 Mersey View, Brighton le Sands, Liverpool L22 6QA

DC/2023/01272



This statement has been written by Wroot Design in support of an application which relates to proposed works of the conversion of the existing dance school's first floor into 3no. 1 bed apartments with rear first floor extension at 45 Mersey View, Brighton le Sands, Liverpool, L22 6QA. The document is to be read in conjunction with all associated drawings including existing and proposed plans, elevations, and site plan.

As part of the Pre-Application Advice provided by Sefton Council, it was highlighted that there is a requirement of 20m² amenity space to be provided per flat, in accordance with the SPD. In the case of this application, this would total 60m².

Given the restraints of the site, the provision of this amenity space is not possible. The proposed works relate to an existing building, the size of which is not being reduced in any way. Existing garages are being demolished in order to provide off-street parking, cycle storage and bin storage. There is no further space available to provide external amenity space given the site being more constrained for space.

The requirement of 20m² amenity space per apartment must be considered in the context of the site. The site location is within the district centre of Brighton Le Sands, within walking distance of Crosby and Waterloo. It is within walking distance of Crosby Beach, Victoria Park, and Crosby Coastal Park. All of these offer residents open space and leisure facilities within close proximity to the site.

At first floor, Apartment 2 has a private external balcony with a floor area of approximately 6.2m². This is the same for Apartment 3 on the second floor. It is only apartment 1 which has no direct access to private external amenity space. This is due to the constrained nature of the site and the fact that it is the conversion of an existing building. The under-compliance with the SPD should be considered on planning balance, with the application being determined on its own merits.