

# Design and Access Statement

Proposal for two-storey side and single-storey rear extensions.

3 Brookbank Court, L10 4UH.

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### 1. Introduction

This document has been prepared on behalf of the applicants Glen Rawlinson and Jackie Riley to support their proposal for the extension and renovation of an existing end terrace house. The address is 3 Brookbank Court, LI0 4UH.

In preparing this document reference has been made to relevant local and national planning policy.

### 2. House History and Setting

The existing dwelling is a 3 bedroom two-storey end terrace house built in the 1990s with large front and rear gardens.

The house is located at the end of a cul-de-sac and is surrounded by houses of similar types and characters having been built as one development.

The house is adjacent to the bank of the river Alt which is circa 25m away at a lower level. Beyond the river is unmanaged land.

There are no substantial changes in level within the site.

The external walls are two colours of brick (red and buff multi) with contrasting quoins soldier courses to door and window heads. The roof is finished in clay pan tile effect tiles, colour terracotta.

Existing windows and doors are white UPVC.

There is an existing one-storey porch to the East elevation with a pitched roof and tiles to match the main roof.

There is a large tarmac drive within the front garden and on-street parking within the cul-de-sac.

The front and rear gardens are bounded by close boarded timber fences. All existing boundary types will be retained as existing.

There are no mature trees or hedges adjacent to the house.

Please see below views of the house and the context below.



Photograph of the front elevation (looking North West). Existing porch to the right.



Photograph of the rear elevation (looking South East).



Aerial photo taken in 2020 extracted from Google Earth. The house is indicated by the yellow dot. North is up.

### 3. Planning Review and Consideration

#### Planning Context:

There are no other ongoing planning applications related to this site.

As shown on the Local Policy Plan Map the house is not within a Conservation Area or other area which would place untypical restrictions on development.

The property is within a principal housing area. The adjacent bank of the river Alt, and beyond, is defined as urban greenspace.

#### Local Planning Guidance:

From the outset, careful consideration has been given to relevant planning policy, especially the Knowsley Householder Development Supplementary Planning Document.

How the proposed design responds to this guidance is set out within the design section below.

#### Trees and Hedgerows:



### Side Two-Storey Extension:

The proposed side two-storey extension has been carefully designed to comply with relevant guidance.

As the existing side elevation faces the river Alt loss of privacy and light for neighbours is avoided.

As the land adjacent the property is undevelopable (being a river bank) the proposed extension does not increase a terracing effect by infilling an open space between two houses either currently or at a future time.

The extension is set back from the front elevation by a more than a course of brick as section 7.2 within the guidance. The new ridge height is also lower than the existing house creating the impression that the extension is subservient to the main house as the guidance.

The proposed window to the side elevation, by overlooking the river Alt, does not overlook an adjacent dwelling and, being circa 25m from the river, would be a considerable distance from any proposed development on the land beyond.

The roof pitch and form (inc the proposed porch) reflect the existing house.

### External Materials:

The proposed extensions would be constructed from materials (including two brick colours) to match the existing house. The colours of brick would contrast the adjacent existing elevations in order to break up the proposed form.

Brick quoins and soldier courses are incorporated to reflect the details of the existing house.

New external windows and doors are white UPVC with fenestrations to match existing.

### Car Parking:

The proposal would remove a section of the existing drive.

The conversion of the house into a 4-bedroom dwelling would increase the need for parking under the parking standards to 3 spaces. However, as the property is located at the end of a cul-de-sac, parking provision can be provided by on-street parking without detriment to highways safety or the amenity of local residents.

### Drainage

The proposal, including alterations to the roof and hard landscaping, will drain into the existing drainage system. Design to meet statutory requirements.

### Boundary Treatments

The proposal is to retain the existing boundaries, including close-boarded timber fences, as previously noted.

### Energy

The proposed extension will incorporate high levels of insulation and low-energy lighting in accordance with current building regulations.

## Access

The provision of level access into the building would not be made worse under the current proposal.

## 5. Conclusion

It has been the intention from the outset for the new proposal to complement the character of the original house and the surrounding context.

This document demonstrates that the proposal complies with local and national planning policies.