

Design and Access Statement

Brookside Bungalow, 21 Alt Road, Huyton, Liverpool, L36 7SB
Proposed Extension to Existing Property

Use

- The proposals are for the extension to the existing property.
- The works have been completed on site.
- It is held that the works undertaken were covered under Permitted Development. The local authority consider that, as the garage to the right hand side of the principle elevation was built in 1974, therefore the roof works above are not permitted development. The architects argue that the area of roof extension actually sits above the original scullery/utility only, the roof of which is denoted on the existing elevations. This means that the roof extension is actually only over the original property and is therefore permitted development
- In order to clarify the discrepancy, Planning Enforcement Officer (David Griffiths) has requested a Planning Application for retention of this element. By inclusion, this would also cover the associated rear dormer.

Amount

- Works completed under Permitted Development Class A and B are indicated on the submitted drawings set (Green and Blue lines)
- Works to be Retained under this application are indicated Red on the submitted drawings.

Layout

- The proposals in relation to this Application provide bedroom space within the extended roof area.

Scale

- The scale of the proposals in relation to this Application are appropriate to its location and proximity to its neighbours.
- A neighbouring property has been extended in a similar manner (19 Alt Road 00/00601/FUL)

Appearance

- The extension, when viewed from the street maintains roofline and appearance.

Access

- Access to the property remains unchanged.