



Proposed Single Storey Kitchen Extension
at
24, Belfield Crescent, Huyton, Liverpool. L36 5TR
for
Mr David Tyrrell

1. THE SITE

The application site is located on Belfield Crescent, Huyton. The semi-detached house is on a cul-de-sac of similar two storey properties. This statement provides support to the accompanying householder planning application seeking permission for the erection of a single storey extension to the side of the property to extend the existing kitchen.

2. USE

The extensions will be used as additional living/utility space for the applicant, no change of use is proposed and the proposed extensions are to the domestic dwelling.

3. AMOUNT

The additional habitable floor space of the proposed is 8.6m²

4. LAYOUT

The property is a red brick/pebbledash render faced semi-detached house of traditional construction. It is proposed to extend at the side of the house to create a single storey kitchen extension.

5. SCALE

The dimensions of the proposed extension are: 3.83m wide x 3.00 long x 3.58 m high o/a. The new single storey extension follows a similar form and massing to extensions that can be read to several properties to the surrounding properties.

6. LANDSCAPING

Has largely been kept as existing with the perimeters of the property laid to lawns and shrubs and hard standing for car parking and access.

7. APPEARANCE

The extension will have red brick/pebbledash render walls to match the existing, with high quality upvc framed double glazing (colour to match existing). The design specifically addresses and relates to the character of the property in its setting and is subservient to its host. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics.

8. ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling.

9. WASTE MANAGEMENT STATEMENT

Confirmation that the house already has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the side of the house. The bins will be brought out for emptying as required by the Local Authority on collection days.

10. JUSTIFICATION STATEMENT

In view of the above it is argued that the siting, design and scale of the proposed buildings is acceptable and would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.