



RJG ARCHITECTURE

Planning Statement – 7 Highbarn Road, Liverpool

Prepared by RJG Architecture Ltd – 29th March 2023



This statement has been prepared for and on behalf of our client to support the planning application submitted for a garage conversion (retrospective approval sought), adjusted rear garden wall and off-road parking provision.

The site location is within a new build estate and is situated on a quiet corner plot between Highbarn Road and Limetree Road, and due to the nature of the design of the estate, is particularly quiet, serving 9 houses only, without any main through route. The proposed off road parking space will be positioned where there is already a dropped kerb. Although there is a small area of blister paving located nearby, this will remain untouched as part of the project. The retention of two off road parking spaces will comply with planning policy. The adjusted rear (side due to orientation of principle elevation in relation to neighbours) garden location allows for a small amount of extra enclosed amenity space for the growing family, without changing any of the general previously approved boundary treatment, other than a couple of small bushes removed to make way for the front space.

The front wall leaves a minimum of 1.5m of grassed and planting bed garden, visibility splay included for existing space, and the general look of the frontage street view remaining the same with the improvement only of the modern horizontal fence panels rather than excessive brickwork.



Location of blister paving away from proposed car parking space.

The trees on the plot (illustrated as T1 & T2 on drawing 01702-SK-01) are recently planted silver birch with a small root base that can be easily retained and relocated with minimal disruption. All the front boundary treatment will be retained.



Indication of quiet, residential road not used as a main thoroughfare



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