

PLANNING STATEMENT - OAKHILL, 25 ROBY ROAD, ROBY, KNOWSLEY, L36 4HA

1.0 INTRODUCTION

- 1.1 This statement is submitted in support of a Householder Planning Applications for a range of external alterations to an existing detached house, to provide suitable and accessible accommodation for a disabled occupant and their family.
- 1.2 The purpose of this document is to clearly demonstrate the rationale behind the design proposals. "Design" is intended to mean the suggestions for layout, scale arrangement and massing of buildings, extensions and landscaping.
- 1.3 This document is intended to cover the topics and issues required in a Design and Access Statement. The main topics covered include:

Design

The Process

- ☐ Assessment
- ☐ Involvement
- ☐ Evaluation
- ☐ Design
 - Use
 - Amount
 - Layout
 - Scale
 - Appearance

Access

- ☐ Vehicular and Transport Links
- ☐ Inclusive Access

2.0 ASSESSMENT - CONTEXTUAL ANALYSIS

- 3.0 The property, Oakhill, is a large five-bedroom detached house sitting within approx. 0.38 acres, accessed off Roby Road.
- 3.1 Roby Road has a variety of properties with distinctly different building styles. Oakhill is masonry construction, with rendered finish with slate roof.

4.0 INVOLVEMENT

- 4.1 No pre-application advice has been sought from the local authority and we intend to open up communication as part of this application being submitted.

4.0 EVALUATION

- 4.1 From the assessment it can be seen that the only planning issues seem to be whether the proposal will seek to positively contribute to the local environment and not cause any unnecessary harm to the immediate area - which it has been designed to mitigate. The proposed alterations are minimal in nature, discreetly situated, and has minimal bearing on the existing street scene.

5.0 DESIGN

- 5.1 **USE:** The property is to remain as a single dwelling house, with the internal alterations being used as accessible first floor sleeping, bathing and therapy accommodation, with carers accommodation to allow for 24 hour care by a combination of family members and care team. To provide improved recreation space for the whole family. To facilitate the continued use of the property by a disabled occupant of the family with very specific needs. The external works are to help facilitate safe and direct access to the specially adapted part of the property.
- 5.2 **AMOUNT:** There is no increase in the building footprint as part of this application.
- 5.3 **SCALE:** The external alterations have been designed to complement the existing aesthetic, providing a simple addition to the front and rear, the uncomplicated aesthetic will appear subservient to the principal dwelling.
- 5.4 **LAYOUT:** The proposed layout will help to improve the usability the existing internal spaces in the manner to which the properties inhabitants require. The proposal will help to create a modern and accessible family home, with the addition of a lift to improve access to the first-floor bedroom and therapy accommodation, door widening to improve access and enlarged ground floor WC. The alterations will be used to the advantage of its residents by enabling them to allocate specific areas to family, care, and therapy enabling the continued and long-term use of the property as the principal family home.
- 5.6 **APPEARANCE:** The appearance of the house will be improved by adding front portico to allow covered transfers for the residents.

6.0 ACCESS

- 6.1 Principle access to the property will be via the existing front entrance hall.
- 6.2 Internally the changes proposed are principally to increase the ability of the families disabled occupant to be able to involved fully in family life and to enable the correct level of care to be provided.
- 6.4 Vehicle access to the site will remain as existing, the existing driveway is to be retained but resurfaced to allow safe use by a wheelchair user. The parking needs for the property will not be altered as a result of this proposal.