

HERITAGE STATEMENT

33 Huyton Church Road
Erection of a single storey front, side and rear
extension

INTRODUCTION

The proposal is to construct a single storey front, side and rear extension.

The dwelling house is a detached 2 bed bungalow

The site is within the Huyton Church Road conservation area within Knowsley council

POLICY

The following policies apply:

National Planning Policy Framework (NPPF, February 2019)

Sefton Local Plan

SD1 Presumption in Favour of Sustainable Development

SD2 Principles of Sustainable Development

HC3 Residential Development and Primarily Residential Areas

HC4 House Extensions, Houses in Multiple Occupation and Flats

EQ2 Design

EQ3 Accessibility

NH9 Heritage Assets

NH12 Conservation Areas

The House Extensions Supplementary Planning Document (SPD) and the Christ Church Conservation Area Appraisal are also of relevance when assessing this proposal.

DESIGN

The existing detached property is a 2 bedroom detached bungalow finished with brick and a off white render. The existing door and window frames are white uPVC.

The proposal is a front, side and rear extension increasing the total footprint of the dwelling creating an extra living space along with 2 new bedrooms for a growing family. The proposal will be rendered to match the existing colors and the window frames will be uPVC to match the existing. The extension will incorporate a flat roof design.

The design proposed fits in with other designs in the postcode and will be designed and specified to the new building regulations that came into play in September 2022. This ensures that all minimum U Values are met making the proposal an energy efficient dwelling.

We strongly believe that the design does not effect the heritage of the site or the post code and is well fitting in the area.

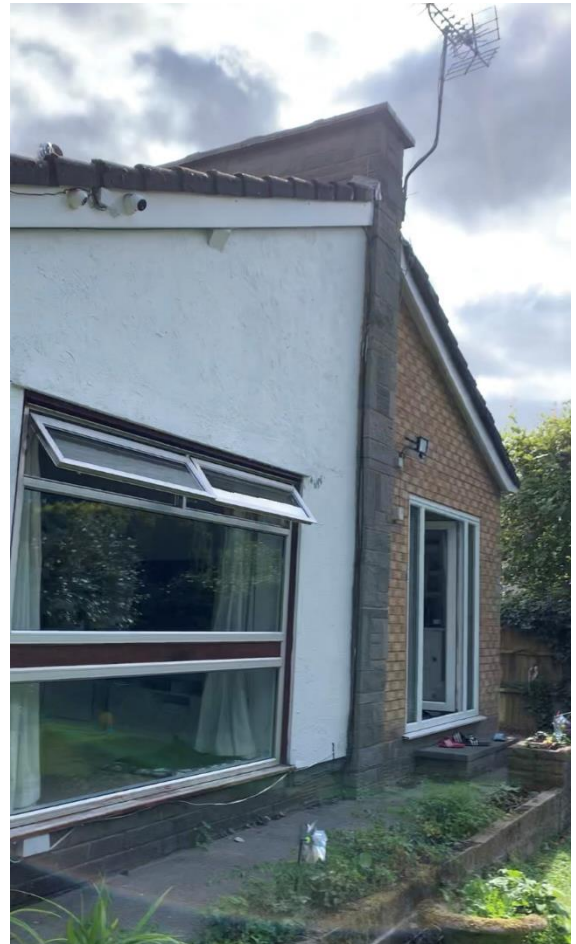
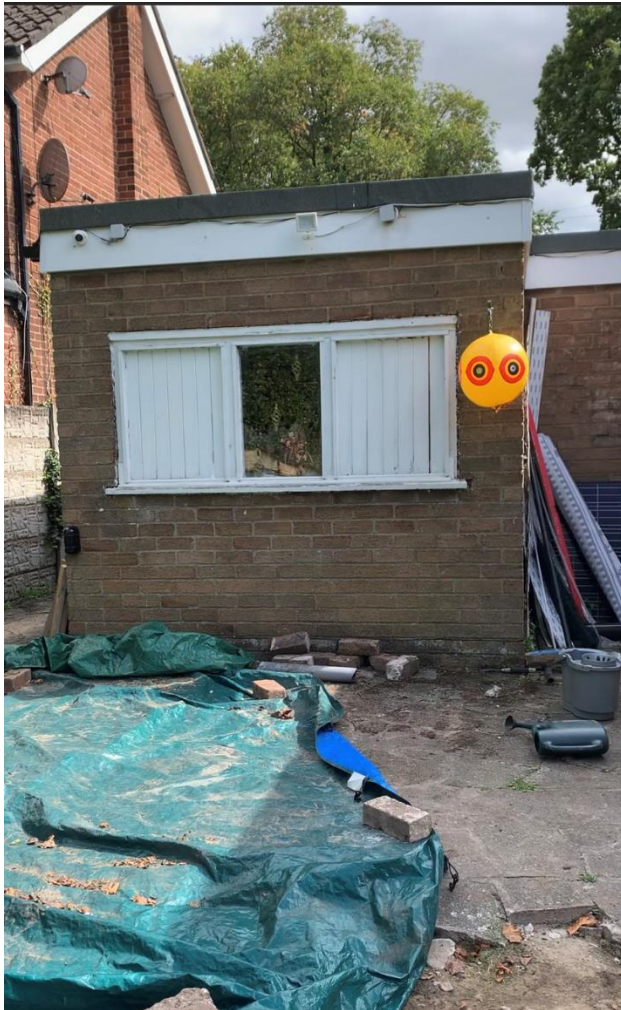
.

PHOTOGRAPHS

Photograph of existing front elevation



Photograph of existing rear elevation



Extract From Google Maps showing typical house on the street



