



DESIGN AND ACCESS STATEMENT

PROJECT: 215 TARBOCK ROAD, LIVERPOOL, L36 OSA

8272_215_801_210409

INTRODUCTION & CONTEXT

The application site comprises a residential property located on Tarbock Road in a well-established and popular residential area. This house was originally built as semi-detached house with detached garage and has not been extended or enlarged previously except for a porch to the front elevation.



IMG_01: Satellite view (source: google)

The property is not listed nor within a Conservation Area and is occupied as a single family dwellinghouse. There is no Article 4 direction in effect and the property has the benefit of Permitted Development rights subject to the conditions set out in *The Town and Country Planning (General Permitted Development) Order 1995* and subsequent amendments.

Planning permission is sought for the following:

- Single storey extension to the side/ front following demolition of existing detached garage.
- Replacement porch to front elevation.
- Associated landscaping works.

The majority of properties in the immediate vicinity (Holmfield Grove & 213-237 North Side Tarbock Road) now have single storey side extensions. Several properties in the immediate area have similar single-storey side/ front extensions (no.'s 1 & 8 Holmfield Grove, 225 & 237 Tarbock Road). The adjacent non-adjoining property to the East (no. 1 Holmfield Grove) has in the past implemented an extension to the side and front, similar to the development proposed by this application.

USE/ AMOUNT

The existing detached garage is unsuitable for modern vehicular access and is currently used as storage space which is accessible externally only.

The proposed single-storey development is to allow a reconfigured kitchen/ dining space, additional living/ home-working study and a ground floor shower room.

There will be no change to the planning use class (C3). The property is a single residential dwelling and there is to be no increase in the number of residential units as a result of the proposal. The proposed increase in gross internal area is approximately 25m²

LAYOUT/ SCALE/ APPEARANCE

The existing dwellinghouse is constructed of masonry with facing brickwork and render finishes, pantile and plain tiled roofing. Areas of new construction are proposed to be in-keeping with the existing dwelling and complementary to the immediate context both in terms of scale, massing and appearance: new walls are to be facing brickwork and render to match existing, new roofing is to be tiled to match existing.

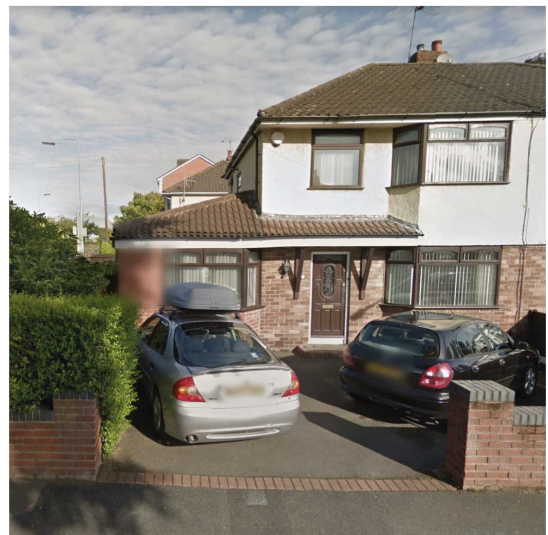
Along this section of Tarbock Road there is a slight drop in ground level West to East. No.1 Holmfield Road sits at a slightly lower level than no.215 Tarbock Road. The proposed development is single storey and located where there is an existing garage (to be demolished).

The proposed development has been designed to have limited impact on existing neighbouring buildings owing to the orientation and siting to the NW of No.1 Holmfield Grove. The proposed extension is similar in height to the existing garage and is to be built in an area where it will not create significant overshadowing (located in an area shaded by the existing building at 215 Tarbock Road).

The proposed development has been designed to retain existing side window openings (shown on application drawings 8272_215_101-104 as revision notes).



IMG_02 (L): Front elevation 215 Tarbock Road
(source: google)



IMG 03 (R): Front elevation no. 1 Holmfield Grove
(source: google)

The proposed extension will be single storey & is to be located to the side (E) and will extend to the rear of the original main house in line with the first floor of the main house, set back from the rear of the existing main house at ground floor level. To the front elevation, the extension will be in line with the projection of the main house bay window, with a replacement porch to the front elevation occupying the same location as existing.

LANDSCAPING

The existing driveway accommodates parking for two cars, with the existing garage unused for parking. Areas of patio/ paving adjacent to the existing house are to be reconfigured as shown on drawings. Vehicular access is to remain via existing dropped kerb. Pedestrian access is to remain as existing.



IMG_04: Photo showing current landscaping to front & car parking (source: PGA)

Minor alterations are proposed to improve the appearance of the front driveway area; installation of a screening around refuse/ recycling storage area, relocation of existing planting/ shrubs, replacement hard landscaping to use permeable hard landscaping materials: Cotswold chippings, SuDs block paving or similar materials as indicated on drawings.

Where new hard landscaping materials are proposed, these are to be permeable SUDS-type materials (e.g. chippings or permeable block paving). Either at least 50% of the front garden area shall remain porous or provisions shall be made to direct run-off water from the hard surface to permeable or porous area or surface within the curtilage of the dwelling.

A linear drain at the driveway threshold with block paving surrounding detail will be utilised to limit loss and spread of chippings and to direct surface water from the driveway to a new soakaway beneath the landscaping, subject to inspection and suitability of existing ground conditions.