



Land Adjacent to 81 Dinas Lane,
Roby, Liverpool L36 2NN

PLANNING APPLICATION

ISSUED 6 MAY 2022



1.0 BACKGROUND INFORMATION

1.1 Site Location

Land Adjacent to 81 Dinas Lane,
Roby, Liverpool
L36 2NN

1.2 Development

It is the intention of the application to :-

- Erect a three bedroom detached dwelling (C3)

1.3 Date prepared

May 2022

1.4 Applicant

TJ Thomas Estates Ltd.
1 Derby Buildings
Wavertree Road
Liverpool, L7 3ES

1.5 Agent

SNOW architects ltd,
Suite 8, Church House,
Hanover Street,
Liverpool, L1 3DN

2.0 INTRODUCTION

The Design and Access Statement has been prepared for the adaptation of the existing land adjacent to 81 Dinas Lane and the context from which this proposal has evolved, and describe the design quality of the proposal. The report presents a case to redevelop the site in line with aspirations of the Client, which will contribute to both the area and the local area.

3.0 OWNERSHIP

The current owner is TJ Thomas Estates Group Limited.

4.0 LOCATION AND SITE PLAN

4.1 Site Details

The existing site area is approximately 437m² in total.



5.0 SITE AND AREA APPRAISALS

5.1 Historical and Architectural Context

The site is located within the Roby area of Liverpool. The land occupies a plot on adjacent to 81 Dinas Lane and comprises the vacant landscaped area to the front and a rear garden.

5.2 Topography - contours on the site

The site is located on Dinas Lane. The site is level.

5.3 Services

In reference to public utilities, along adjacent footpaths and road there exists the usual services e.g. underground services, drainage systems, electric, gas and water.

There would be a need for new service connections to the development site, from the pavement as they presently serve the existing building.

5.3 Adjacent land uses, and relevant planning proposals

The site is primarily located in a Residential Area, however, there are some A1 Shopping, A3 Restaurants and Cafes, A5 Hot Food Takeaways, B1 Business use in the parade of shops opposite.

The classification of use within the scheme will be

- C3 Dwelling Houses.

5.8 Pedestrian / Vehicular movement

The development site can currently be accessed from Dinas Lane by pedestrians only. It is the intention to form a new vehicular access as indicated on the drawings.

6.0 DESIGN SOLUTION

6.1 Design Objectives, Principles and Concept

Over recent years the application site has become under utilised due to the size of the garden.

6.2 Scale and Appearance

It is the intention to provide a two storey dwelling in keeping with the adjacent area as indicated on the proposed drawings.

6.3 Landscaping

The property will have soft landscaping to the front and rear gardens.

6.4 Refuse

The drawings indicate a refuse store located within the curtilage of the site for development.

7.0 SUMMARY

In summary, we hope that the above information and drawings provided as part of this application illustrate that the proposed design would greatly enhance and maintain the character and appearance of the area and the adjacent existing buildings.

The proposal has been informed by the setting and context of its surrounding, and with the views / issues anticipated of the Planning department.

Our Client has established a requirement for this type of development in the area. As discussed in the design element of this statement this project sets out to transform a partially vacant with an architect designed property that can cater for current and future needs of their occupants. In creating an inclusive and sustainable environment with architectural merit our Client believes that this development will be a positive addition to the Dinas Lane area