

Planning Statement

Proposed Development:

Alterations and extensions to Foxhill House, Foxhill Lane, Liverpool L26 4XG

1. Introduction

This Planning Statement has been prepared in support of the application for alterations and extensions to Foxhill House.

The statement identifies the planning context of the site, describes the proposed development and demonstrates how the proposal accords with the relevant national and local planning policies. It should be read alongside the submitted plans and supporting documents.

2. Site and Surroundings

Foxhill House is an existing detached dwelling situated on Foxhill Lane. The property occupies a generous residential plot and is characterised by substantial landscaping and mature vegetation. The surrounding area comprises a mixture of detached dwellings of varying architectural styles, materials and scales set within spacious plots.

The site lies within the Green Belt and is also located within the setting of designated heritage assets. The application has therefore been accompanied by a Design and Access Statement incorporating a Heritage Impact Assessment.

3. Planning History

Planning permission was previously granted under application reference **2400445FUL** and **24/00446/LBC** for substantially the same development.

The current proposal follows the approved scheme, with only minor amendments to the external finish of part of the extension. The overall scale, siting, massing and design approach remain materially unchanged.

The previous approval is a material planning consideration and demonstrates that the principle of the proposed development has already been found acceptable by the Local Planning Authority.

4. The Proposal

Planning permission is sought for alterations and extensions to the existing dwelling.

The proposals include:

- Single storey rear extension.

- Alterations to the existing external walls.
- Installation of three conservation-style rooflights.
- Associated external alterations.

The revised proposal differs only in that sections of the extension will be finished in a high-quality render rather than matching brickwork. No changes are proposed to the approved footprint, height, scale or overall design of the development.

5. Planning Policy

The proposal has been assessed against the relevant planning policies including:

- National Planning Policy Framework (NPPF)
- Local Plan policies relating to residential development
- Green Belt policy
- Design policies
- Heritage policies relating to designated heritage assets
- Relevant Supplementary Planning Documents where applicable.

The proposal has been designed to comply with these policies while respecting the established character of both the site and its surroundings.

6. Planning Assessment

Principle of Development

The proposal represents domestic alterations and extensions to an existing dwellinghouse. Such development is acceptable in principle subject to considerations relating to design, Green Belt impact, heritage, residential amenity and other material planning matters.

Given that planning permission has previously been granted for substantially the same proposal, there is no change to the principle of development.

Design

The proposed extensions have been carefully designed to appear subordinate to the existing dwelling.

The revised rendered finish provides a simple contemporary element whilst remaining sympathetic to the overall appearance of the property. The scale, proportions, roof form and detailing remain unchanged from the approved scheme.

The proposal therefore preserves the visual quality of the existing dwelling and integrates appropriately with its surroundings.

Green Belt

The proposal remains unchanged in terms of built volume from the previously approved scheme.

The development therefore has no greater impact upon the openness of the Green Belt than that already accepted under application 2400445FUL.

Heritage

The proposal has been designed to preserve the significance of nearby heritage assets and their setting.

The revised render finish represents only a minor material amendment and does not alter the scale, form or architectural composition previously considered acceptable.

Accordingly, the proposal continues to preserve the character and appearance of the heritage setting.

Residential Amenity

The proposal does not introduce any additional overlooking, loss of privacy, overshadowing or overbearing impact beyond that previously approved.

The proposal therefore continues to provide acceptable living conditions for neighbouring occupiers.

7. Conclusion

The proposed development represents a high-quality residential extension which accords with the objectives of the National Planning Policy Framework and the adopted Local Plan.

The proposal follows a scheme that has already benefited from planning permission, with the only material amendment being the replacement of matching brickwork with render to part of the extension.

The development remains appropriate in design, preserves the character of the site and surrounding area, safeguards the significance of nearby heritage assets, maintains residential amenity and has no greater impact upon the openness of the Green Belt than the previously approved scheme.

Accordingly, it is respectfully requested that planning permission be granted.