

DESIGN & ACCESS STATEMENT
FOR THE PROJECT
16 BROOM WAY, LIVERPOOL
FOR MR RICHARD AND MRS
ASHLEIGH BELL

TAGA DESIGN

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DOCUMENT CONTROL:

<u>REVISION</u>	<u>DESCRIPTION / PURPOSE</u>	<u>APPROVED</u>	<u>DATE</u>
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1.0 SITE, HISTORY AND CONTEXT

1.1 THE SITE

The application site is No.16 Broom Way, in Halewood, Liverpool. The site is located within a “Primarily Residential Area” and **not** within any Conservation Areas, or Green Belt sites, nor is the house a listed building.

The existing property is of no significant architectural merit, and is a typical example of a “1970s semi-detached” house. It is comprised of a two-storey original house of a brick masonry construction and mid-level cladding, with a conservatory to the rear (which appears to have been added with the last c.30 years).

The application site is located on the north west side of Broom Way, and is accessed immediately from the public highway, at the end of a cul-de-sac. The immediate neighbours to the south have already a planning application granted for a similarly sized/scaled extension to one that is proposed in this application (application number 17/00256/FUL)

1.2 PLANNING HISTORY

SITE PLANNING & PRE-APP HISTORY

The property at 16 Broom Way has had one previously approved planning application which is outlined below;

Application Ref: 74/01192/HIST – Erection of original house, as part of a 43-unit residential scheme.

Application Ref: 22/00017/PREAPP – Pre-application advice was sought and received for this development, under this reference. The only highlighted item of concern was related to the parking. This item has been addressed in section 2.2 of this statement.

LOCAL PLANNING HISTORY

In addition to the above outlined 43-unit planning application, many properties on Broom Way, and the surrounding areas have constructed extensions similar to the proposed, some of which have been considered as part of the design process and in turn are outlined below for reference;

No.15 Broom Way - Application Ref: 17/00256/FUL - DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF SINGLE STOREY EXTENSION TO SIDE & REAR OF EXISTING DWELLING

No.20 Broom Way - Application Ref: 74/07783/HIST & 74/08950/HIST – Soon after the original scheme outlined above, 2no. applications were submitted to provide a matching wrap-around extension that is proposed in this application.

No.24 Broom Way - Application Ref: 01/00340/FUL - ERECTION OF PART TWO STOREY AND PART SINGLE STOREY EXTENSION TO SIDE AND REAR OF DWELLING TO FORM STUDY KITCHEN LOUNGE EXTENSION WITH PLAYROOM ABOVE WITH CANOPY TO FRONT ELEVATION.

No.6 Broom Way - Application Ref: 18/00122/FUL - ERECTION OF SINGLE STOREY EXTENSION TO REAR AND SIDE

No.6 Almond Close - Application Ref: 03/01028/FUL - ERECTION OF SINGLE STOREY EXTENSION TO SIDE OF DWELLING TOGETHER WITH PITCHED ROOF OVER EXISTING GARAGE.

1.3 SITE AND CONTEXT

As detailed above, there are a number of extensions of a similar size and massing along Broom Way and the adjoining Almond Close, including the directly adjacent neighbour at no.15. To the rear of the property there is a large garden stretching approximately 18m from the original house, with a 1.8m timber fence to the boundary. Beyond the rear boundary is the recreational grounds of the Halewood Academy, and therefore there will be no privacy issues or potential for over looking beyond the rear boundary of the property.

The proposed extension should also not cause any issues with regards to natural light to the neighbour to the south, as the natural sun path would not interfere.

2.0 THE PROPOSAL

2.1 THE DESIGN

The proposal is for a wrap-around extension to the rear and side of the property, replacing an existing conservatory, which does not meet the modern living requirements for the owner of the property.

The proposal seeks to extend the home to the boundary to the side, matching the existing eaves and ridge heights of the neighbor's extension to no.15.

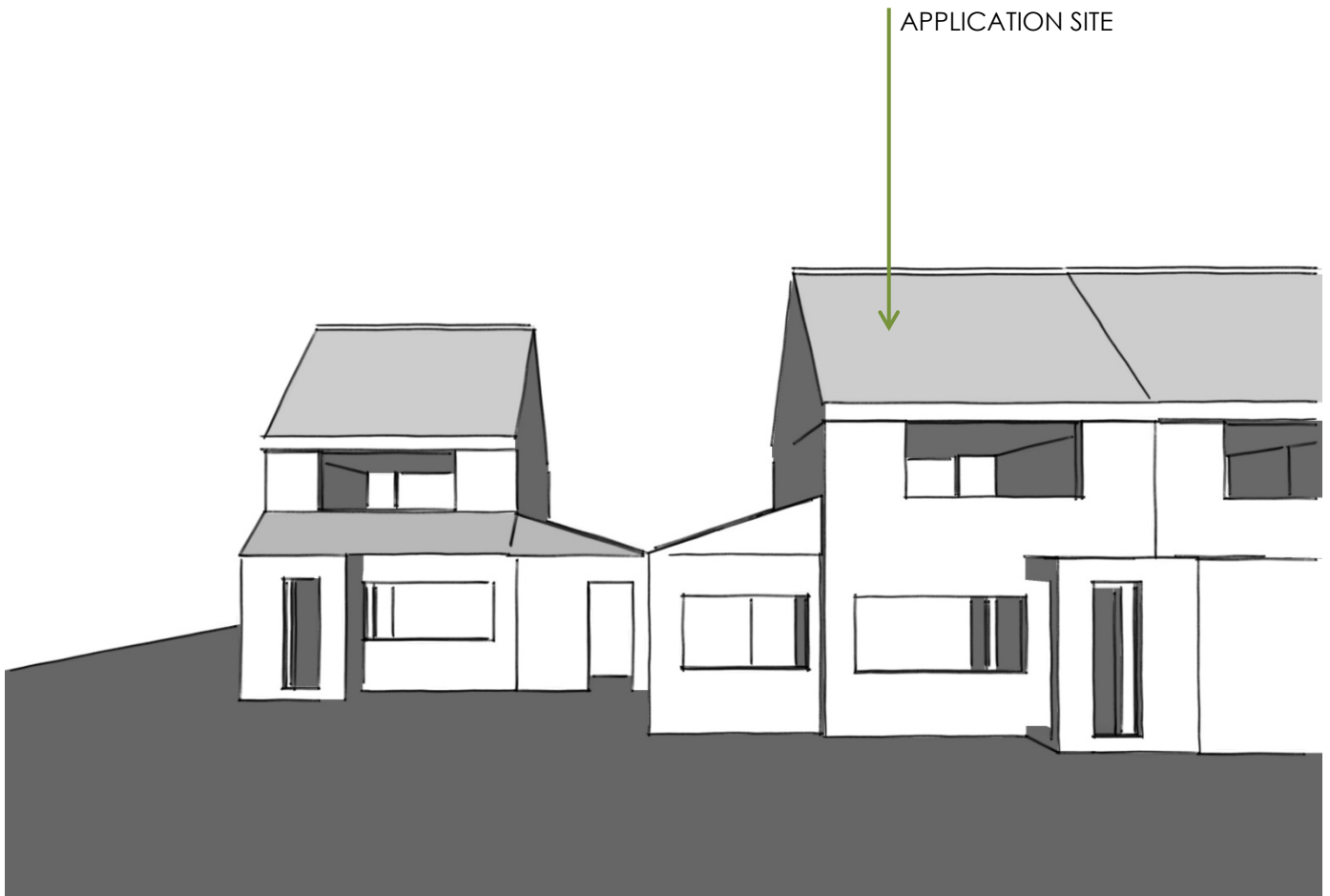
The proposal seeks to extend the home to the rear by 4m, comfortably within the typical 6m permitted development depth, so as to maintain a generous proportion of garden amenity to the plot;

3no. windows are proposed to the rear elevation, with 1no. roof lantern visible from the rear elevation. This roof lantern will not exceed the existing ridge-height to the neighbor's existing extension, and appears proportionally subservient to the existing original house. A further 2no. rooflights are proposed to the pitched side extension.

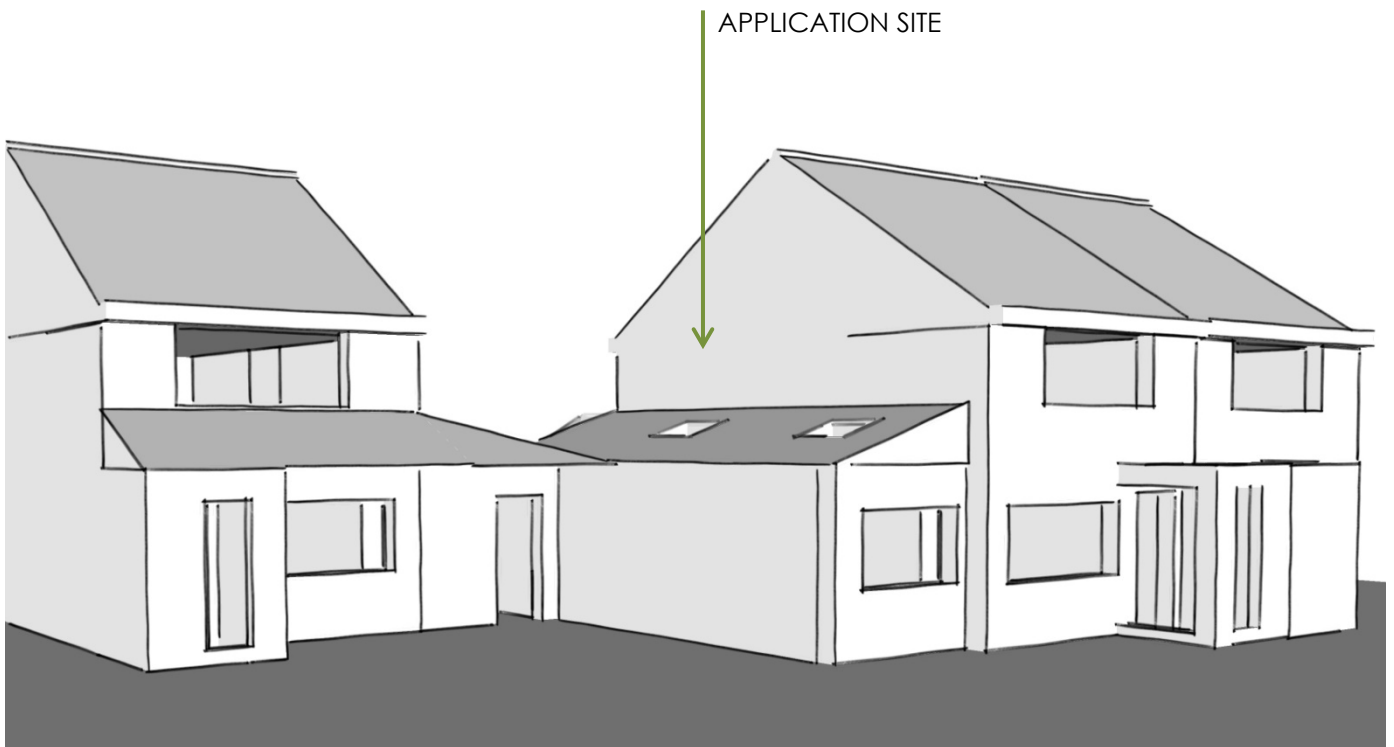
The front elevation of the proposal is stepped back from the existing building's front elevation, in order to further cement the extensions visual subservience to the existing original house.



Rear Visual of Proposed Extension, showing extent of remaining flanking wall to No.15



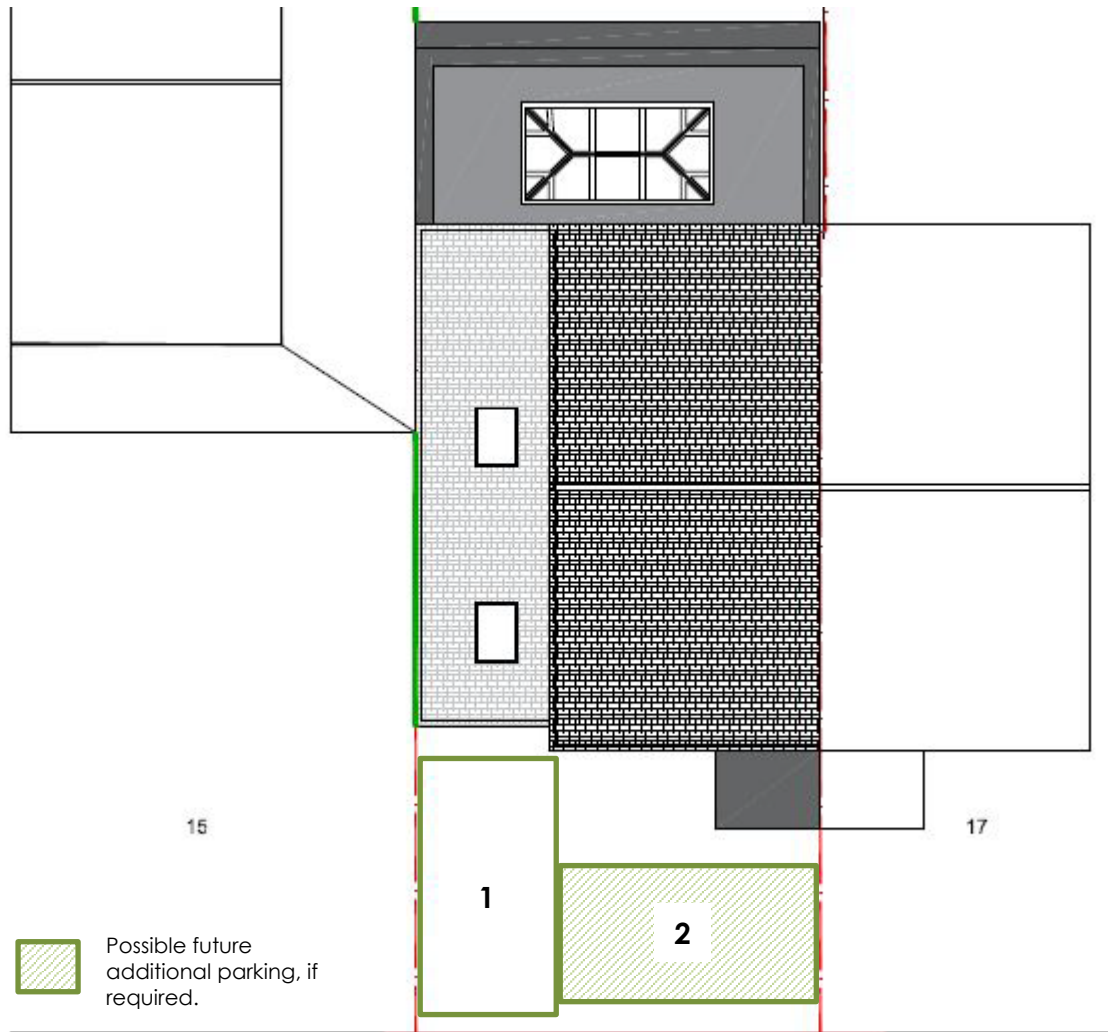
Front Visual of Proposed Side Extension, showing matching massing style to No.15



Front Visual of Proposed Side Extension, showing comparatively reduced flanking wall visual impact to No.15's rear extension

2.2 PARKING

The concern raised in response to the pre-application advice related to parking has been considered in the design.



Proposed Site Plan, showing space for 2no. parking spaces.

The existing house is a 2no. bedroom property. An increase to the bedroom capacity is not being proposed, therefore there should not be any requirements to add further off-street parking to the site.

Additionally, the existing owners of the property have 1no. car, with only 1no. driver within the household. With good public transport within walking distance (bus stops in both directions within a 4min walk, and, Hunts Cross train station within a 15min walk), there is no expectation that the car requirement is to increase in the future.

Furthermore, as can be seen in the site plan diagram above, should a further off-street parking space be required, then this can be accommodated within the curtilage of the application site.

3.0 CONCLUSION

With all items above taken into consideration, it is our firm belief that this proposal will be a positive contribution to the general character of the area, does not have adverse effects on any amenity, and is in line with the local planning policies and design guides.

Therefore, we believe that this application should be recommended for approval.