

PLANNING STATEMENT AND DESIGN & ACCESS STATEMENT FOR

110 Liverpool Road RG1 3PQ

This Design and Access statement is submitted in support of a planning application for 110 Liverpool RG1 3PQ

Site and Surroundings

The application site relates to a two storey, terraced property and located in a established residential area. The property has 3-bedroom, 1-bathroom, small kitchen with garden. Most of the houses are terraced houses with car parking space on the Liverpool Road with 12R permit holders.

Planning History

App 220322 - Lawful Development Certificate for a Proposed loft conversion with rear dormer and two rooflights

Planning Policy Relevant Policy CP1, CP3, CP6 & CP7

Proposed Design

The Proposed single storey rear extension would have a flat roof with 2 roof skylight and would not protrude beyond the main boundary line of the host dwelling to reduce the mass and impact on the neighbours.

The proposed single storey rear extension is modest in terms of height, depth, and design. The proposal is clearly subservient to the host dwelling and there are other example of extension of various sizes and designs in the surrounding street scene. Consequently, it can be considered that the proposal is likely to have an impact on the character of the area.

Neighbour impact policy CP3

Overlooking and loss of privacy

Loss of light and overbearing

it is considered that the proposal is unlikely to raise any loss of light or overbearing or overlooking or loss of privacy concerns.

Single storey rear extension will be 1.37m wide x 4.9m length with flat roof

- The proposals ensure that the new works will not alter or diminish the significance of the current building. The quality of workmanship and the materials used will reduce any impact on the area, by enhancing the visual appearance of the property.
- The external amendments such as the new windows, which will match the existing windows (as shown in the proposal plans) will enhance the visual appearance of the building and enhance its status within the area.
- All internal walls and unit partitions will be fire rated stud walls including sound insulation between bathrooms and bedrooms.
- The shell design and material, will match with the existing house and general appearance with the surrounding area and will have minimal impact on the street scene and properties around the area

Floor Height

All room will have minimum ceiling height over 2.2m

Car Parking

Space to park vehicles at the front of the house on road with permit holder 12R all other times except 8am to 8pm

Policy CP6

The site is located in a largely sub-urban residential area, and it is not located in habitat which matches that where bat roosts have previously been found

See Proposed Plans

A100 – Existing and Proposed Elevation Plan

A101 – Existing and Proposed Floor Plan

Existing and Proposed block plan

Design Statement