

APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE

STATEMENT

41 QUEENS ROAD, FORMBY

PROPOSAL: DEMOLITION OF EXISTING CONSERVATORY & CONSTRUCTION OF ORANGERY, SMALL INFILL EXTENSION TO SIDE (5M²) & INSTALLATION OF CANOPY/COVERING TO SIDE PATH

The above works have been designed within Permitted Development Rights.

A family of six live at the property (2 adults, 4 children). The living space at the rear of the property is considered to become congested at various times of the day, therefore additional space is required to make the living space more useable and comfortable.

The extent of works:

- The existing conservatory is to be demolished. This is no longer required by the homeowners as it becomes too hot in the summer and too cold in the winter.
- The glazing units in the conservatory have failed and require replacement.
- The existing outbuilding in the garden is to be demolished.
- An Orangery is proposed in place of the conservatory.
- A recess to the side elevation (5m²) is to be filled with a small extension, forming part of the work.
- The existing lean-to roof will be extended, incorporating 2 no. Velux roof windows, this is required for the existing dining area to gain light because it is currently a dark space.
- An Orangery is to be constructed, incorporating 2 windows, bi-fold doors and a lantern light, to create more light.
- A cantilevered canopy is to be installed over the side walkway.

Design

The proposed Orangery is to be built on the footprint of the existing conservatory, which will not extend beyond the rear wall of the original house by more than 3 meters.

The recess infill extension to the side of the property will not extend beyond the existing line of the side of the house but will make the elevation more uniform, as it will become flush with the existing side elevation.

The highest point of the lean-to roof is below 4m, so is within the limits. The eaves height is less than 3m, so this also meets the requirements.

The structure will be rendered to match the existing house.

A new soakaway is to be excavated to take to surface water from the new canopy on the side elevation.

The extended lean-to roof will be tiled the match the existing.

The windows will be Upvc double glazed to match the existing. The proposed bi-fold doors are to be double glazed aluminium as this considered more suitable for the type of doors, due to being stronger.

The overall design of the works is not obtrusive and will not affect neighbours on either side. The adjoining property 43 Queens Road is residential, they will be unaffected by the work as there is no difference in size to the existing conservatory.

The neighbouring property at 39 Queens Road is commercial and is currently occupied by the Co-operative Grocery Store, it is considered they will not be affected by the work.