

**STATEMENT TO SUPPORT HOUSEHOLDER PLANNING  
APPLICATION FOR REPLACEMENT WINDOWS TO FRONT  
SIDE AND REAR ELEVATIONS, AND AN ALTERATION TO A  
WINDOW OPENING ON THE REAR ELEVATION WITH  
ERECTION OF A JULIET BALCONY**



**AT 27A WESTBOURNE ROAD, BIRKDALE,  
SOUTHPORT, PR8 2ZH**

**JANUARY 2021**

## **1.0 Introduction**

This application relates to a detached two storey dwelling on the south-eastern side of Westbourne Road. The property also has a basement at ground floor level to the rear of the property which creates a lower ground floor.

The dwelling lies within the West Birkdale Conservation Area, but was built in 1992 and therefore has little historic importance or heritage value. The West Birkdale Conservation Area Appraisal identifies the property as having 'neutral interest'.

## **2.0 Proposed alterations**

The dwelling is in need of improvement throughout and has suffered some neglect in recent years. The proposed replacement windows and other planned maintenance of the property will significantly improve the visual appearance of the dwelling and will benefit the wider street scene and Conservation Area.

The proposal involves the full replacement of all existing timber windows to both the ground and first floor levels to the front, side and rear of the property which are currently in a poor state of repair. The style and fenestration of the existing windows will be retained but they will be replaced with UPVC windows in grey (RAL 7016). The lower ground floor to the rear has 2 existing sets of UPVC doors and a single UPVC access door in white, these are to remain but will be sprayed grey to match the colour of the new windows to provide visual consistency throughout the property.

The rear elevation submitted shows that one of the rear windows at ground floor level will be altered to create opening doors with a juliet balcony feature. Due to the ground levels at the rear, and the presence of the lower ground basement, the window to be altered appears as first floor level when viewed from the rear.

## **3.0 Planning assessment**

Whilst the property sits within the West Birkdale Conservation Area, its modest age and design does not merit substantial protection from a heritage point of view. The dwelling was built as part of a scheme of 4 detached dwellings of similar style that replaced two former Villas (nos. 25 and 27) following their demolition. Westbourne Gardens to the east was a scheme of new dwellings built to the rear of the two large demolished plots. To the south of the dwelling is an apartment block, also of more recent construction than the majority of properties within the street scene, which adds little historic or visual value. These properties are identified as having 'neutral interest' as referred to earlier in the West Birkdale Conservation Area Appraisal.

The proposed window replacements and minor alteration to the rear elevation are therefore entirely appropriate in terms of style and materials in relation to the age of this property in this location and the proposed maintenance will improve the visual appearance of the dwelling overall.

In terms of planning policy, Sefton Local Plan Adopted April 2017, policy NH12 Conservation Areas, sets out guidance for alterations to dwellings within Conservation Areas as this has been taken into account in the preparation of this application.

The replacement windows will reflect the style and fenestration of the existing windows to the front, side and rear elevation, apart from the proposed alterations to one window opening on the rear. This alteration will replace the existing double window with opening doors and a juliet balcony feature will be added flush to the rear elevation. The window whilst at ground floor level internally, appears as first floor to the rear due to ground levels. As the dwelling has little historic or heritage value, and is not particularly traditional in design as it was built much more recently than the more historic Victorian properties within the Conservation Area, the minor change to the rear elevation will not have a detrimental impact on the visual appearance of the property itself or on the wider Conservation Area. The dwelling adjacent (no. 27) is of similar style to the dwelling that is the subject of this application and has also altered one of their windows to be French doors in a similar position and this has not caused visual harm.

No residential amenity issues arise as a result of this minor window change, as the window remains in the same position, the opening has just been made larger and the addition of a juliet balcony flush with the rear wall creates no overlooking issues over and above the standard window in situ currently.

#### **4.0 Conclusion**

The proposed replacement windows and minor alteration to an existing window to the rear with installation of a Juliet balcony is appropriate to this style of dwelling. The proposal will enhance the character and appearance of the Conservation Area by bringing the property back up to a habitable standard and will not have detrimental impact on the residential amenity of neighbouring properties. The proposal complies with adopted planning policy and permission should therefore be granted.