

# ADA

Architectural Design Associates

## PLANNING DESIGN & ACCESS STATEMENT

PROPOSED LOFT CONVERSION, PITCHED ROOF OVER EXISTING GARAGE, REAR  
BALCONY & EXTERNAL WORKS INCLUDING WALL & GATES

AT,  
43 WESTBOURNE ROAD,  
BIRKDALE, SOUTHPORT PR8 2HY  
ON BEHALF OF MR RICHMAN

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## Documents

1. WR/ADA/01/A Existing Building Basement & Ground Floor Layout & Location Plans
2. WR/ADA/02/A Existing Building First & Second Floor Layout Plans
3. WR/ADA/03/A Proposed Building Basement & Ground Floor Layout Plans
4. WR/ADA/04/A Proposed Building First & Second Floor Layout Plans
5. WR/ADA/05/A Proposed Combined Site Plan & Fence Gate Details
6. WR/ADA/06/A Existing Building Rear Elevation
7. WR/ADA/07/A Existing Building Front Elevation
8. WR/ADA/08/A Proposed Building Rear Elevation
9. WR/ADA/09/A Existing Building Front Elevation
10. WR/ADA/DAS Planning Design & Access Statement

## 1 INTRODUCTION

- 1.1 We have been instructed by our clients Mr Richman, to prepare this Planning Design and Access Statement in support of an application for development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property. The development is sited on 43 Westbourne Road. The premise comprises an existing detached residential property which has been modernised.
- 1.2 The planning application seeks consent for the development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property.
- 1.3 Our clients Mr Richman, 43 Westbourne Road, Birkdale has the complete freehold of the site.
- 1.4 Specifically, planning permission is sought for the following:

**“Development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property.”**

## 2 FACTUAL BACKGROUND

### a) Site & Surrounding Area

- 2.1 The site is set in a residential location surrounded by residential dwellings, local; recent development which is similar in nature has also taken place in close proximity to the site.
- 2.2 The existing building measures some 540 square metres (gross internal area) and has existing residential use which can be confirmed accurately by Council's records and discussions with the Local Authority's planning officer.
- 2.3 The site benefits from an excellent access point from Westbourne Road. Parking facilities are provided on site which will be unaffected by the proposed development.
- 2.4 The application site forms part of an established residential location. The closest housing is located to the north, south & east boundary, the existing property is detached.

### b) Relevant Planning History

- 2.5 The Council's records and discussions concerning this site are with the Local Authority's planning officer.

## 3 PROPOSED DEVELOPMENT

### a) Use

3.1 The application proposal including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property.

### b) Quantum

3.2 The floor space of the existing building will be increased by 28sqm by the new development.

### c) Layout

3.3 In addition to the development, as mentioned, the application also proposes a number of minor associated external alterations to both the building and site layout which are necessary.

3.4 Full details of the layout changes are illustrated on the submitted Existing & Proposed Layout & Elevation dwgs. WR/ADA/01/A & WR/ADA/09/A

### d) External Appearance

3.5 The external appearance of the proposed building will not change to significantly from the current building using similar materials. In addition to those changes to the elevations described above, the building will retain its architectural appearance.

3.6 The extent of the changes proposed are shown on the existing and proposed layout, elevation drawings (dwg. WR/ADA/01/A & WR/ADA/09/A which accompany this planning application.

### e) Inclusive Access

3.7 The proposed design is not relevant to parts of Part M of the Building Regulations.

### f) Sustainability & Waste Management

3.8 With regard to sustainability, the design and development has given great thought to the layout and equipment (heating, lighting, ventilation, etc.) on site in order to minimise energy consumption and promote good practice.

## 4 PLANNING POLICY CONSIDERATIONS

4.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **a) The Principle**

4.2 This planning application proposes the development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property.

4.3 In light of the existing lawful and established use of the existing property the proposed development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property is considered to be acceptable in principle.

4.4 In summary, the principle of the proposed development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property is considered to be acceptable.

### **b) Development Management Considerations**

4.5 The physical changes proposed are required to enable this development. To this end, the associated alterations, as outlined in Section 3 of this document, have been given due consideration.

4.6 The external alterations associated with the proposed use are considered to be suitable and will not adversely impact upon the character and appearance of the surrounding area, or residential amenity.

4.7 The surrounding land is mainly residential use in nature with residential uses therefore the nature of the proposed operation is therefore consistent with the site's established use and the adjoining land uses.

4.8 The relatively minor changes required to facilitate this development, as discussed earlier in this document, are also considered to be acceptable in this location and the activity is sufficiently distanced from residential properties so as not to give rise to any amenity or light concerns.

4.9 In terms of site access and vehicular movement, the proposal does not impact upon traffic or highway safety.

4.10 The proposed alterations are therefore acceptable in development management terms and the proposals comply with the relevant policies in the Development Plan in this respect.

## 5 CONCLUSIONS

- 5.1 The proposed development including provision of external alterations including loft conversion, pitched roof over existing garage, external balcony & external wall & gates to the front of the property, if approved.
- 5.2 The proposals comprise a sustainable economic development, which reuses previously residentially developed land. The application proposals therefore represent an important investment in the local economy, which is a significant positive impact arising from the development. These are laudable planning benefits, particularly given the current economic situation. The development should therefore be welcomed.
- 5.3 The associated external alterations are relatively minor and cognisant with the site's current residential use. The proposals are therefore also acceptable in development management terms.