

Design and Access Statement
Mr & Mrs Jones
260a Southport Road Lydiate, L31 4EG

Introduction

The amended plans proposed comprise of a contemporarily designed house, which include a second storey extension which is over the front portion of the property.

Design Principles

260a Southport Road is a large bungalow built in 1979. The surrounding properties on Southport Road comprise of a mix of residential properties, the overwhelming majority of which are two-storey, in plots of differing width and depth with individually conceived designs largely based around the era in which the properties were constructed. There is a variety of architectural styles within the immediate vicinity of 260a, none of which is predominant.

260a, and other properties on the same side of Southport Road, are set well back, with vegetation in the front gardens giving the area a green and spacious feel.

The plans proposed comprise of a contemporarily designed house, in keeping with current architectural designs, sustainable materials and a drive for energy efficiency. The amended drawings include a second storey proposal which is over the front portion of the property, the depth of which does not extend beyond that of both neighbouring properties. The design shows the house on the footprint of the drawings that have previously been passed with a tall glass frontage with a small single storey addition. The amended proposal retains the central glazed window in the front gable, which is included to break-up the impact of the front gable from the street view, and with its south-west facing aspect, maximise sunlight entering the house and minimise heat loss.

The ridge height of the extension, when considered alongside neighbouring properties (see street scene proposal), would not be excessive in relation to other properties, as per APP/M4320/D/20/3254814. The introduction of various depths in the front gable which include the central glazed aspect and recessed second storey lateral elements aims to reduce the impact of excessive scale of the extension and remove the appearance of increased bulk in the width of the property in order to maintain the current street scene and make a positive contribution to its surroundings.

The two-storey elevation will also feature partial use of render, contemporary stone cladding (in keeping with the existing cladding but modernising the design to reflect today's architectural style) and cedar cladding. The finish is proposed to be in render painted white so as to reflect 262 and other recently renovated properties on Southport Road. The gable projections may be viewed as an interpretation of those at 260. The proposed extension aims to enhance the street scene and create visual variety, it is appropriate in terms of its general mass, scale and materials relating to the surrounding properties, particularly as the property is situated over 20m from the kerbside.

In order to maintain the principles described in Sefton House Extensions SPD 2018 which states 'extensions should be a small addition to the existing property, rather than an excessively large or disproportionate addition', it should be noted that the increase in cubic meterage of the extension is an overall increase of approximately 36% (second storey width remains 11m). Additionally, the SPD states 'extensions should be proportionate to the size of the plot within which the house sits'. 260a Southport Road has a plot size of approximately 780m²

This increase in volume is considerably less than other recently approved and completed extensions to properties within Maghull and Lydiate, particularly in relation to the plot size for example:

- DC/2017/02320 increases the width of a property from approximately 8m to over 13m, including the second storey (a 62% increase in width). The property's plot size is approximately 450m²
- DC /2020/01763 increases the second storey width to approximately 17m with an overall increase in property size by 100%. The property's plot size is approximately 400m²

Therefore, the proposed extension complies with the precedent set locally for extension size approvals.

Sustainability

Materials selected, together with energy efficient proposals will ensure that the property is sustainable in its construction. Design details such as incorporation of larger windows in order to maximise sunlight entering the house and minimise heat loss, and habitable rooms positioned to the south and non-habitable rooms to the north to maximise warmth in habitable rooms have been included such as the addition of two new bedrooms to the South/West in order to exploit this advantage.

Use

Southport Road is a well-established residential area whose dwellings include a variety of sizes and types, no single style, type or age predominates. The extension of 260a to include a second-storey property, particularly in relation to its immediate neighbours on either side, would not detract from the properties in the immediate vicinity and would enable the transformation of 260a to become a more sustainable home. Above all, it will create a place that is safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Layout and Scale

The plans proposed with the inclusion of a second storey proposal which is over the front portion of the property maintains a depth of which does not extend beyond that of both neighbouring properties. The size and design of the extension should fit in with the existing building; the house does not extend beyond its current building lines, particularly in width.

The proposed extension has purposely been designed to cause minimum impact by keeping the second storey back from the rear of 262. The reduction in depth of the lateral second storey facias in the proposal further aims to maintain the scale of the building in relation to its width to avoid the appearance of being bulky or excessive in relation to the existing street scene.

The front building line remains consistent and the spacing between the previously developed 260 and 260a is considerably smaller than that of 260a and 262.

The plot of 260a is comparable to, if not larger than, many of its neighbouring two-storey properties. The second storey density would remain smaller than that of 260. The proposed extension would therefore be in keeping with its surrounding houses.

Landscaping

In order to soften any impact on the street scene, additional planting of evergreen trees is proposed (please refer to proposal submitted with application).

Access

The existing property is situated in a well-established residential area with ease of access to the public transport system. The existing large driveway with potential to house several types of vehicles will be maintained which enables the possibility of multi-generational living within the property.

Residential Amenity

The greatest potential impact will be on 262 Southport Road which has a space of approximately 5m between it and 260a. The ground floor box bay window serves a habitable room and has its main outlook onto a boundary fence. As 260a is situated to the south of 262, overshadowing to the side windows of 262 already exists. Overshadowing would increase as a result of the proposed extension. However, the side panels of the box bay would be less affected by the additional overshadowing and would still receive direct sunlight. Furthermore, there is also a glazed patio door to the rear elevation which will provide a considerable level of natural light to this habitable space, with direct sunlight during the morning. Appeal decision APP/M4320/D/20/3254814 has previously reached the conclusion that the addition of a second storey extension to 260a would not cause undue harm to the living conditions of neighbouring occupiers.

Conclusion

The application seeks planning permission for a proposed extension of an existing bungalow to a two-story property at the front portion of the existing dwelling. The proposal has been designed and are to be constructed in materials to be sympathetic to those of the existing house and also in order to integrate the development visually with the neighbouring properties in terms of design and scale. As Sefton Council Planning Guide states that planners are willing to assist and support those who wish to develop and build in a constructive manner, working closely with those proposing developments, the opportunity for this input into the proposed development would be welcomed.