

ADA

Architectural Design Associates

**PLANNING DESIGN & ACCESS
STATEMENT**

**PROPOSED SIDE
& REAR SINGLE STOREY EXTENSIONS**

**AT,
253 GUILDFORD ROAD,
SOUTHPORT PR8 4NG
ON BEHALF OF MR & MRS LLOYD**

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Documents

1. GR/ADA/01/A Existing Elevations & Layout Plans
2. GR/ADA/02/A Proposed Elevations & Layout Plans
3. GR/ADA/DAS Planning Design & Access Statement

1 INTRODUCTION

- 1.1 We have been instructed by our client Mr & Mrs Lloyd, to prepare this Planning Design and Access Statement in support of an application for development including provision of single storey rear & side extensions with associated internal & external alterations. The development is sited on 253 Guildford Road, Southport. The premise comprises an existing semi-detached residential property which has been modernised.
- 1.2 The planning application seeks consent for the development including provision of single storey rear & side extensions with associated internal & external alterations.
- 1.3 Our clients Mr & Mrs Lloyd, 253 Guildford Road, Southport has the complete freehold of the site.
- 1.4 Specifically, planning permission is sought for the following:

“Development including provision of single storey rear & side extensions with associated internal & external alterations.”

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 90 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 Guildford 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 and south boundary, the existing property is semi-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 for development including provision of single storey rear & side extensions with associated internal & external alterations.

b) Quantum

- 3.2 The floor space of the existing building will be increased 25 square metres (gross internal area) 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 Proposed Layout & Elevation dwg. GR/ADA/02/A

d) External Appearance

- 3.5 The external appearance of the proposed building will not change significantly from the current building using similar and matching 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. GR/ADA/01/A & GR/ADA/02/A which accompany this planning application.

e) Inclusive Access

- 3.7 The proposed design will take into account the needs of the relative and incorporate any relevant parts of Part M of the Building Regulations; the design will not however be fully Part M compliant.

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 single storey rear & side extensions with associated internal & external alterations.

4.3 In light of the existing lawful and established use of the existing property the proposed development including provision of single storey rear & side extensions with associated internal & external alterations is considered to be acceptable in principle.

4.4 In summary, the principle of the proposed development including provision of single storey rear & side extensions with associated internal & external alterations is considered to be acceptable; it therefore has significant planning merit.

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 concerns.

4.9 In terms of site access and vehicular movement, the proposal provides for suitable arrangements that will not adversely 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 including provision of single storey rear & side extensions with associated internal & external alterations are entirely appropriate on this residential developed site, particularly given the established and lawful use of the site, 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, including flood risk.