

DESIGN STATEMENT

The site is a semi-detached family home on a popular residential area in Windle, St.Helens. Previously an application to demolish the existing garage and erect a single storey porch to the front and a part two storey / part single storey side and rear extension was approved (P/2019/0630/HHFP). The revised proposals are similar to the previously approved scheme but without the porch and a smaller footprint.

The host property is a two-storey semi-detached family home constructed with a rendered block façade on a brick plinth with a hipped pitched roof and UPVC framed windows. The house sits within generous private garden space.

The proposed extension to the property has been designed to be sympathetic to the host property and complement the existing house and street scene. The size and height of the proposals are designed to be in proportion to the host whilst also being a practical size. The proposed extension will provide space for a larger family kitchen with an open-plan dining / lounge area. A utility room and ground floor WC / shower room would also be provided. On the first floor, a fourth bedroom would be provided, the second bedroom extended and the family bathroom reconfigured.

The proposals are considerate of the neighbouring dwellings in terms of scale and height and still allow space to the front of the property for generous drive with space for car parking. The extension is subservient to the main dwelling with glazing positioned to provide a better connection to the generous garden space.

Boundary treatments to the property will remain unaltered.

We ask that in accordance with the National Planning Policy Framework, the local planning authority approach the decision-making process in a positive and creative way to secure this development that will improve the property and create a long-term family home for its owners.