

Design & Access Statement

Householder Planning Application

64 Turning Lane
Scarisbrick
West Lancashire
PR8 5HY

27/11/2023

DAVID MACHELL ARCHITECTURE

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1. The Site

- 1.1 Is located centrally and towards the north end of Turning Lane, south of A570 Southport Road and north of B5243 Jacksmere Lane. The house sits adjacent to similar styled terraced properties of a similar age.
- 1.2 It occupies a large east-west orientated plot of land with a large west facing garden. The house itself consists of a gable roof with red concrete tiles with white coloured fascias and soffits. The house is finished in a magnolia render to the front and rear of the property.
- 1.3 The house is not Listed, nor located in a Conservation Area or Green Belt land.



2. Recent Planning History

- 2.1 An application for a two storey rear extension and single storey extension at the front, was submitted in 1998 by the same Applicant and Approved. Planning application 1998/0630.

There are no other Planning Applications that have been submitted in the last 30 years.

3. Design

The proposal consists of one permanent built element:

3.1 Single storey rear extension

- 3.1.1 The design is subservient to the host dwelling.
- 3.1.2 Materials are proposed to match the host dwelling where possible.
- 3.1.3 Numbers 62, 64 and 68 Turning Lane have all had double storey rear extensions constructed forming a new relevant boundary for habitable rooms versus the original house.
- 3.1.4 The proposal does not impact the habitable kitchen window at number 62 when the 45 degree overshadowing rule is applied.
- 3.1.5 Number 66 has had a single storey extension to the rear as well as a Conservatory added which is south of the proposal meaning overshadowing would not be an issue.
- 3.1.6 All the properties benefit from significant sized gardens so the impact of overshadowing on neighbouring properties would be reduced.

4. Access

- 4.1 Existing access is maintained from Turning Lane and no amendments are proposed. Existing car parking arrangements will remain.
- 4.2 Permanent structures will be compliant with Building Regulations for access and other relevant legislation.