

## **PLANNING STATEMENT**

### **FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY REAR AND SIDE ROOMS WITH NEW REPLACEMENT ROOF OVER INCLUDING REAR DORMER, REMOVAL OF PORCH, TO BE REPLACED WITH COVERED CANOPY AND NEW WINDOWS THROUGHOUT**

at

**10 BLACKWOOD AVENUE  
WOOLTON  
LIVEPOOL  
L25 4RW**



May 2015

#### **1.0 STATEMENT**

- 1.1 Mr and Mrs Steve Doran, who own, and live at 10 Blackwood Avenue, wish to apply for householder planning permission to add additional bedrooms at first floor level by building up from the existing single storey rooms to the rear and side of the property. By building up to create a uniform L-shape, the opportunity to replace the existing part pitched / part flat roof creates a basic roof geometry that improved the look of the building from all sides. The existing aged porch is to be removed and replaced with a traditional looking parapet canopy supported by 2 number columns and the original metal rails are to be introduced over. Existing windows are replaced with new similar style windows with lead bars. The driveway is retained, as to the large garden. There are no extensions proposed at ground floor level, the playroom, is however reduced in width to allow for side access around the whole property.
- 1.2 The replacement roof raises the ridge by just over 1.5m. Number 10 is the only property in the row that has the overall ridge height matching the ridge height to the front bay, all other surrounding properties on the row and a number of properties to the opposite side of the road either have similar extensions and roof geometry to the proposed scheme or have the overall ridge somewhat higher than the ridge height above the feature front bay. The focal point to the front elevation of each property is the feature bay. The proposed replacement roof increases the ridge over the front bay by less than 300mm. This is due to a slight increase in the overhang to improve the look of the building further. The increased ridge is lower than numerous properties on the road and similar to the overall ridge height of the 2 properties either side. Number 10 also has the widest plot in the stretch between Woolton Hill Road and Greendale Road. The first floor side extension is set in from the boundary by 685mm to allow for access around the side but also meaning that the first floor can be utilised without crossing the common boundary. By building up from the existing playroom, aesthetically the look from the front of the building is improved a great deal.