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01 December 2015

10 Wallgate Way, Liverpool, L25 1PQ

Dear Sirs,

We have pleasure in enclosing a Householder Application for the extension of the above property. The following drawings and supporting information have been submitted via the Planning Portal:

- 147.401.03 Householder Planning Application Design and Policy Statement.
- 147.01.03.01 Rev A Existing GA Plans and Site Plan.
- 147.01.05.01 Rev A Existing GA Elevations.
- 147.04.02.01 Location Plan.
- 147.04.03.03 Rev A Proposed GA Plans and Site Plan.
- 147.04.04.01 Rev A Proposed GA Sections.
- 147.04.05.01 Rev A Proposed GA Elevations.

The following pages comprises of a Design and Policy Statement in relation to the proposals.

Should you have any queries about the submission, or require any further information, please do not hesitate to contact this office.

Yours sincerely,

Alex Williams
Architect
Harrison Stringfellow Architects

Harrison Stringfellow Architects Ltd
Registered in England and Wales
Company Number 7199752

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Design and Policy Statement

10 Wallgate Way is located in Gateacre, Liverpool. The application site is a brick built, 2 bed semi-detached bungalow with adjoining single storey garage (now utility/workshop) situated within a cul-de-sac. The property is orientated North West/South East with a generous rear garden. The garage is offset from the party boundary with 92/94 Gateacre Park Drive, providing access to the rear garden.

The application site adjoins a free-standing single storey garage (92 Gateacre Park Drive) to the North East, rear gardens to 94 and 96 Gateacre Park Drive to the East, rear garden of 98 Gateacre Park Drive to the South and the rear garden to 9 Wallgate Way to the West. The properties along Wallgate Way and Wallgate Road are single storey in the immediate vicinity. A number of these properties have been substantially extended. The properties to the East of the application site are two storey in scale.

Brief/Proposals

The Clients' brief is to create a 'Lifetime' home that can adapt to their needs in later life as well as accommodate the Clients' extended overseas family for extended periods. In short, the proposals are to:

- Introduce a single storey extension to the front elevation (infilling between existing garage and the front elevation of the existing bungalow) to provide an enlarged and more accessible covered entrance area.
- Introduce two bedrooms and shower room in the roof. To facilitate adequate headroom, 2no dormer windows are proposed to the front elevation (1no in each bedroom).
- Revisit existing landscaping to enable level access to the property.

Please note that in addition to the proposals outlined above, the Clients intend to introduce a single storey extension and dormer window to the rear elevation (to be dealt with under a separate Application for Prior Notification Householder Extension Application, submitted 01.12.2015).

Planning Policy Statement

In line with the SPG House Extensions, the following principles have been considered to ensure the attractiveness and appropriateness of the proposals. The development accords with all other relevant limitations and conditions, which apply to other rear extensions allowed under permitted development.

Good Design

- Materials have been selected that are sympathetic to the existing building. Brickwork and roof finishes (concrete interlocking tiles) within the proposed extensions and alterations to match existing building where possible. The proposed dormers are to be clad in zinc with a roof finish to match the existing roof and have been designed to be an understated addition.
- The proposed single storey extension roofscape has been designed to be sympathetic to the existing house, with roof pitch and ridge heights matching the existing garage element.

Effect upon neighbours

- The building is semi detached with one immediate neighbour (9 Wallgate Way). 92/94 Gateacre Park Drive share a party wall boundary along their rear gardens. The scheme at pre-application stage involved a full side extension the height of which matched the existing bungalow (incorporating the existing garage). Issues were raised regarding the interface between the 92 Gateacre Park Drive and consequently the proposed extension had now been reduced and now replicates the existing garage in both scale and massing.
- The proposals would not impact upon the amenity of any of the neighbours, with the layout ensuring the windows are orientated away from the interface or are obscured. The proposed roof scape has been carefully considered so as not to dominate or cause overshadowing.



Scale

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- The design accords with the SPG in that the single storey extensions does not exceed half the width of the original house and harmonises visually with the existing dwelling by being subordinate in scale.
- The choice of materials and the massing ensure that the extension remain subordinate to the original dwelling house.

Boundaries and Landscaping

- Adequate garden and amenity space are retained
- Existing parking provision is unaltered.

Pre-application consultation

- Pre-application advice was received via email from John Dagnall on 12.11.2015 (ref: 0711/15).
- The Client has had pre-application discussions with 9 Wallgate Way and 92/94 Gateacre Park Drive.

Any new extensions will meet or exceed current building regulations to provide a comfortable, adaptable, energy efficient home. Environmentally, socially and economically, these proposals accord with the Local Plan, which reflects the presumption in favour of sustainable development, which is at the heart of the NPPF.

Photographs of Existing Site



Front elevation and garage



Rear elevation