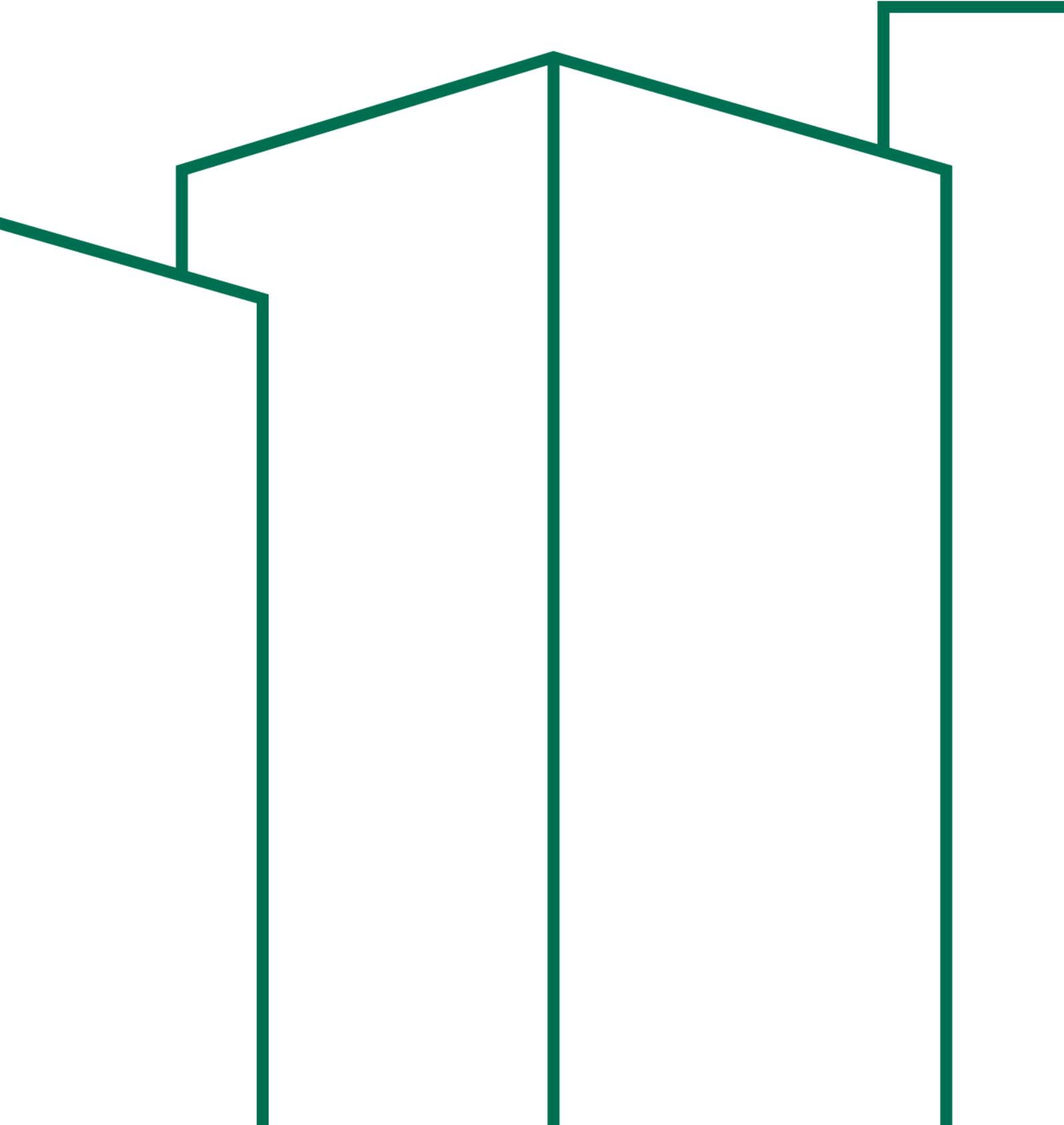




PLANNING, DESIGN AND ACCESS STATEMENT

Fern Bank
Commonside
Gentleshaw
Rugeley
WS15 4NG

Erection of Side Extension



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany a planning application submitted to Lichfield District Council. Planning permission is sought for the erection of a two-storey side extension and associated works.

The Application Site

1.2 Fern Bank is located on the eastern side of Commonside, some 300 metres to the south of the junction of Commonside and Shaw Lane, some 650 metres north of the junction of Commonside with Chorley Road.

1.3 The existing dwelling at Fern Bank is a new-build replacement dwelling, granted under planning permission reference 21/01216/FUL. The dwelling is of a bespoke design which is constructed in walls comprising predominantly of red brick, with a fully glazed gable to the front. The dwelling has a pitched roof to be constructed in plain clay tiles. The design of the dwelling takes its cue from traditionally designed dwellings to be found in the surrounding area, but with a contemporary edge with the glazed feature to the principal elevation. To the north of the main dwellinghouse features a single storey brick outbuilding granted under the Lawful Development Certificate reference 21/01767/CLP.

1.4 The building is not statutory Listed as being of special architectural or historic interest, nor is it located within a Conservation Area. The application site is located within Green Belt and the Cannock Chase Area of Outstanding Natural Beauty.

Planning History

- 1.5 Planning permission was granted in August 2020 (reference 20/00527/FUH) for the erection of a two storey side extension to form kitchen and bedroom with en suite.

- 1.6 A Certificate of Lawfulness for proposed development was granted in November 2020 for 2no. single storey extensions to the rear (reference 20/01212/CLP)

- 1.7 A Certificate of Lawfulness for the erection of outbuilding to form bar and gym was granted in November 2021 (reference 21/01767/CLP).

- 1.8 Planning permission was granted for the demolition of the existing dwelling and to be replaced by erection of 1no dwelling and associated works (reference 21/00332/FUL) in June 2021.

- 1.9 Planning permission was then subsequently granted for the demolition of the existing dwelling and outbuilding and erection of 1no replacement dwelling and associated works (reference 21/01216/FUL) in September 2021, which the development has now been completed.

The Proposed Development

- 1.10 Planning permission is sought for the erection of a two-storey side extension to Fern Bank, Commonside, Gentleshaw. The proposed side extension will form a garage at ground floor and an additional bedroom at first floor, on the northern elevation of the dwelling.

1.11 The proposed side extension will project from the northern side elevation of the original dwelling and will have an overall width of some 5.7 metres. The proposed side extension will feature a setback of 1.1 metres from the front and 0.3m to the rear of the original dwelling, measuring some 7.5metres in depth. The eaves height of the proposed side extension measures some 3.5 metres, with a ridge height of some 5.1 metres to the link element, and a maximum ridge height of some 6.4 metres.

2.0 PLANNING POLICY

Lichfield District Local Plan Strategy 2008-2029

2.1 The Lichfield District Local Plan Strategy 2008-2029 was adopted on 17 February 2015.

2.2 The following policies contained in the Local Plan are relevant to the determination of this application:-

- Policy NR2: Development in the Green Belt.
- Policy BE1: High Quality Development.
- Core Policy 14: Our Built and Historic Environment.

2.3 The application site is located within Green Belt. Local Plan Strategy Policy NR2 indicates that within Green Belt, the construction of new buildings is regarded as inappropriate unless it is for one of the exceptions listed in the Framework.

Longdon Neighbourhood Plan

2.4 The Longdon Neighbourhood Plan was made in October 2018. The following policies contained in the Neighbourhood Plan are relevant to the determination of this application:-

- Policy 4 – Landscape and Built Environment
- Policy 8 – Supporting Development

National Planning Policy Framework (the Framework) 2019

- 2.5 The application site is located within Green Belt. The Government's policies concerning the Green Belt are contained in the Framework. Within Green Belt, it is stated (paragraph 143) that there is a general presumption against inappropriate development since inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Framework identifies (paragraphs 145 and 146) certain forms of development that are not inappropriate in Green Belt, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. Paragraph 145 (c) states that the extension of an existing dwellinghouse, is not, however, inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.

3.0 PLANNING CONSIDERATIONS

Principle of Development

3.1 The application proposals raise the following issues:-

1. Whether the development would be inappropriate development within Green Belt.
2. The effect of the development upon the openness of the Green Belt and the purposes of including land in it.
3. Whether the proposal will detract from the character and appearance of the area.

Issue 1: Inappropriate Development?

3.2 The application site is located within Green Belt. Local Plan Strategy Policy NR2 indicates that within Green Belt, the construction of new buildings is regarded as inappropriate unless it is for one of the exceptions listed in the Framework.

3.3 Paragraphs 143, 145, and 146 of the Framework are to be read together; the erection of buildings in Green Belt is inappropriate (and only permissible under very special circumstances) unless it falls within the list of exceptions set out in paragraphs 145 and 146. Of particular relevance to this application is paragraph 145 c). This states that **“the extension or alteration of a building in Green Belt is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building”**.

- 3.4 The dwelling to which this application relates is a new build replacement dwelling granted planning permission under planning application 21/01216/FUL in November 2021. The replacement dwelling approved by the previous planning application 21/01216/FUL has been completed and is now occupied. Therefore, the existing dwelling at the site currently is now considered to be the original dwellinghouse and has had no previous extensions.
- 3.5 The overall footprint and volume of the existing dwelling is some 119 square metres and 731 cubic metres respectively. The footprint of the proposed extension, the subject of this application, is some 43 square metres. The total volume of the proposed extension to which this application relates is some 219 cubic metres. As a consequence, the proposed extension represents an increase of some 36.1% in area and some 29.9% increase in volume of the original dwellinghouse.
- 3.6 The proposed extension will feature a set back from the front elevation, and a set down from the ridge height of the original dwelling, appearing as a subservient extension. It is therefore considered that the proposed extension will not be disproportionate over and above the size of the original building. As such, the proposed extension represents appropriate development in Green Belt, which is entirely consistent with the Framework, together with Local Plan Strategy Policy NR2.

Issue 2: Openness

- 3.7 The Framework identifies (paragraph 133) that the “**fundamental aim**” of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt is stated (paragraph 133) to be their “**openness and their permanence**”. The word “**openness**” is not defined in the Framework. This lack of definition allows for some freedom of interpretation. The proposed extension, as evident from the application drawings, is proportionate to the original dwellinghouse by way of scale, size, and massing.
- 3.8 Insofar as the proposed development does not result in a disproportionate addition over and above the size of the original building, it is submitted that the proposed development would not cause harm to openness. Thus, the scheme would accord with Green Belt Policy as set out within the Framework and in Policy NR2 of the Local Plan.

Green Belt Purposes

- 3.9 The proposed development is to take place wholly within the established residential curtilage of Fern Bank, Common Side. The proposed development will not result in the dwelling encroaching beyond its existing and established boundaries. The proposed development would not result in neighbouring towns and villages merging into one another or make this more likely. There are no Listed Buildings or Conservation Areas close to the application site; the proposed development will not therefore affect the preservation of the setting or special character of a historic town. The proposed extension will not therefore conflict with the purposes of including land within Green Belt as identified at paragraph 146 of the Framework.

Issue 3: Character and Appearance of the Area

3.10 The design of the proposed extension has been designed in a way that is in keeping with and subservient to the style and character of the existing property and of a high-quality design. The design of the proposed extension is appropriate for this location and does not detract from the character and appearance of the surrounding area. The proposed extension is effectively a 'one and a half' storey side extension given the low eaves and ridge height and the utilisation of matching dormer windows in the roof slope resulting in a subservient extension.

3.11 The materials of the proposed extension are also considered to be appropriate and will match the existing property. The proposed extension this application relates therefore represents good design as sought by national guidance and Policy BE1 of the Local Plan Strategy.

4.0 CONCLUSIONS

- 4.1 The proposed development relates to the erection of single storey side extension to an existing dwelling in the Green Belt. Paragraph 145 (c) states that the extension of an existing dwellinghouse is not considered to be inappropriate development, provided that it does not result in disproportionate additions over and above the size of the original building.
- 4.2 The proposed extension respects the scale, character, design, and materials of construction of the original dwelling. The proposed development represents a proportionate and subservient extension to the original dwellinghouse. The proposed development would not, in these circumstances cause material harm to the openness of the Green Belt nor would the proposed development have an undue visual impact. The development is therefore appropriate development in the Green Belt.
- 4.3 It is submitted that the proposed extension has been designed in a way that is in keeping with the style and character of the existing property and is of a high quality design. The proposed extension is to be constructed in brick and tile to match those of the existing property. The design of the proposed extension is therefore appropriate for this location and does not detract from the character and appearance of the surrounding area. As such, the proposed development is entirely consistent with Local Plan Strategy Policies NR2 and BE1, together with the Framework. In these circumstances planning permission should be granted.

JRL/TD/5974
18 February 2022



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