**PLANNING STATEMENT.**

This Planning Statement has been produced to support the planning application submitted to Lichfield District Council seeking planning permission to erect 1No new dwelling on land to the rear of 156 Main Street, Alrewas.

1. INTRODUCTION.
	1. The proposed dwelling will be one & half storey, with a maximum ridge height of 6.4m. Timber framing and timber cladding has been included within its construction fabric. This construction will provide improved environmental credentials, be aesthetically pleasing and a durable construction, which will mellow further with age and compliment other adjacent buildings.
	2. The proposed dwelling will sit in a generously sized plot providing substantial garden and amenity area and comprise of three first floor bedrooms and open plan ground floor kitchen, diner, snug and separate sitting room. The provision for an additional ground floor ensuite bedroom or office space, provides flexible accommodation for families and residents of all ages or abilities.
	3. Access to the site is taken from the existing unchanged driveway off Main Street, already serving No156, with separate provision for numerous off street parking spaces and additional garaging and bike storage areas.
2. SITE AND SURROUNDINGS.
	1. The application site comprises part of the rear garden of 156 Main Street, which is situated in the southwest of the Alrewas Conservation Area. It is not near to any registered parks and gardens or historic battlefields. The site itself contains no designated or non-designated heritage assets and is not listed and is not recorded on the Staffordshire HER.
	2. A Heritage report is included with this application.
	3. The application site extends to approximately 0.25 acres and is located within a predominantly residential area within the Alrewas village settlement boundary. The proposed residential development is consistent with the surrounding pattern of land use.
	4. The boundaries comprise mature hedges and trees with a section of redbrick boundary wall to the north. Whilst the eastern and western boundaries of the site adjoin neighbouring garden areas, the southern boundary, also delineated by mature hedges of approximately 5m in height, has neighbouring gardens with residences beyond.
	5. The application site is relatively flat and there are several trees. These are assessed in the supplementary Tree Survey submitted with this application.
	6. The application site has easy access to all the existing village services and facilities, including a post office, shops, take-aways, the doctors’ surgery and pharmacy. There is easy access to the public transport routes and the local primary school is also nearby.
3. PLANNING HISTORY.
	1. Planning permission 21/01686/FUH was granted on 19th November 2021 for the Demolition of existing garage and erection of detached garage and studio, providing improved garage and parking areas for 156 Main Street.
4. LAYOUT, SCALE AND DESIGN.
	1. Similar to other developments in the near vicinity, the proposed new dwelling is accessed from an existing private driveway off Main Street. This driveway is extended to the rear of the property, with separate parking area for numerous cars and additional garage and cycle store.
	2. There is substantial separation between the proposed new dwelling and neighbouring properties, along with a significant garden and amenity area of approximately 800sqm. This low density is consistent with the Sustainable Design guidelines.
	3. The proposed dwelling will sit well down into the site and surrounding trees and hedgerows. With varied eves and ridge heights, and maximum height of 6.4m, the broken roof lines and use of sympathetic materials will ensure that the development is complimentary to the character of the neighbouring properties and surrounding area in general.
	4. The design criteria for this proposal is included within the Design & Access Statement provided as part of this application. There is significant emphasis on a design and the construction methods & materials which consider the “lifetime” use of the dwelling. Not only for the comfort and flexibility of use by any residents, but also in lowering the environmental impact of construction and living in the property.
	5. The layout, scale and construction materials all take advantage of the site’s location and will ensure minimal impact of the development upon neighbouring properties or the wider environment in general. There will be no overlooking
5. LANDSCAPE.
	1. There are numerous trees on the application site, all of which will be protected and retained as part of this proposal. These are assessed within the supplementary Tree Survey submitted as part of this application.
	2. It is proposed to plant additional trees within the site as part of this application, further to consultation and recommendations from the tree officer.
	3. With regards to tree protection and SuDS, the proposed new NO DIG driveway way, will also allow for natural drainage on site, removing any additional load on the existing drainage systems and maintaining natural patterns on the application site.
	4. Additional rainwater capture through use of water butts and well placed soak-aways will further reduce the need for potable water.
6. FLOOD RISK.
	1. The application site is regarded as having a low risk of flooding.
7. RELEVANT PLANNING POLICIES.

The following documents are considered relevant to determining this application.

National Planning Policy Framework

Lichfield District Local Plan Strategy

Sustainable Design SPD

Alrewas Neighbourhood Plan

*Core policy 1,2,3,6*

*Policy ST1 & 2, H1, NR3 & 4, BE1, NR 3 & 4, HP1, 2, 4, PR4, EC1,*

*AL1 & 4 and TT1*

1. CONCLUSION.

With regard to the relevant planning policies listed, this proposal provides a sustainable form of development.

* 1. The site lies within the settlement boundary for Alrewas and the proposal meets with the development strategy for the village.
	2. The site is located in a wholly residential area with varied development characteristics, scale and design.
	3. The proposed infill development is of high-quality design and sympathetic to the surrounding area. It also provides substantial garden space and parking space for numerous vehicles. It shall provide excellent levels of amenity for all occupiers of the dwelling.
	4. The proposed means of access is acceptable and will not impact on highway safety nor provide parking issues within the village.
	5. The location of the site would not change or impact on the street scene, nor impact on the character or appearance of the area.
	6. The proposed development will not adversely impact on neighbouring properties, by way of loss of light/overshadowing, overlooking, or loss of privacy.
	7. The design and flexibility of the dwelling provides for a variety of potential occupiers, from the elderly by way of maximising the easily accessible ground floor area, to a family with additional bedroom and home working facility requirements.
	8. The proposal makes good use of land and provides flexible new housing in a sustainable location, and within easy reach of all local services and facilities.
	9. The proposed development has a focused approach to the environment, protecting and enhancing trees and planting and ecology on the site, whilst also using design, construction methods and materials which continue to minimise the carbon footprint over the life of the property.

Under these circumstances planning permission should be granted.