

PLANNING AND HERITAGE STATEMENT

PROPOSED DORMER BUNGALOW

Mr & Mrs Wright

27 Croft Close

Elford

Tamworth

B79 9BU

1. INTRODUCTION

This planning and heritage statement has been produced to accompany planning application for the construction of a new dwelling on land adjacent to 27 Croft Close Elford.

It has been prepared by Mr Anthony Kerby acting as agent for Mr Wright who is the application for the development.

2. CONTEXT

Location – The existing property is located on Croft Close, within the centre of Elford and the conservation area. The proposed location of the new residential dwelling is to the side garden area of the existing property to the Western boundary of the site.

Site area and description – The existing property is a two-storey modern house Constructed of modern brick and concrete roof tiles, UPVC windows.
There is a detached brick built garage to the eastern side of the property.
The site is wholly used for domestic purposes.

The site is surrounded on all boundaries by residential properties of varying style, size and age.

3. PLANNING POLICY

National Policy

Planning Policy statement 7: Sustainable Development in Rural Areas. *“Many country towns and villages are of considerable historic architectural value. Or make an important contribution to local countryside character. Planning Authorities should ensure that development respects and, where possible enhances particular qualities.”*

Local Policy

Policy E6: Development in Rural Areas. *“In rural areas development will not be permitted outside the village boundaries shown on the proposals map.”*

Policy C2: Conservation Areas, Development Proposals. *“Development will be permitted in Conservation Areas provided it would enhance and preserve the character of the Conservation Area.”*

“Development will not be permitted where: the detailed design of buildings, including height, density, mass, layout, proportions or materials would not respect the character of an area.”

Policy C3: Conservation Areas, Demolition. *“The District Council will seek to secure the retention, restoration, maintenance and continued use of buildings within Conservation Areas.”*

The District Council will not grant consent for demolition of buildings which are of architectural or historic merit”

Policy H3: Housing Design Standards. *“Proposed will be required to have regard to the character of the area and local building styles and should seek to achieve harmonious relationships with their surroundings.”*

“They should respect the scale and density of adjoining properties.’

4. PROPOSALS

Use

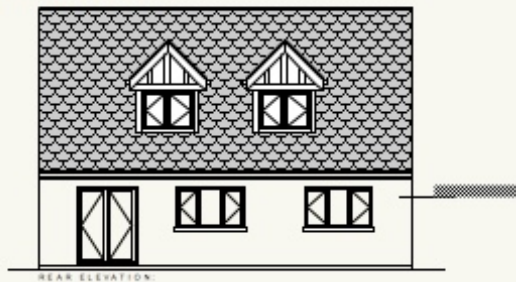
The use of the new proposed property shall be C3 Dwelling House use with associated space for vehicular parking. The use of 27 Croft Close house shall remain also as C3 Dwelling House use.

Amount, Appearance, Layout and Scale of New Dwelling

We are proposing to construct a 1 1/2 storey detached residential dwelling to the land adjacent to 27 Croft Close. The new dwelling will provide a welcoming reception hall which shall lead to a separate Living room, Bathroom, Kitchen, Double Bedroom. First Floor accommodation will consist of Bedroom, Dressing Room and En-Suite.

Total building footprint of the new dwelling will be approximately 77 Sqm, which shall provide a total gross floor area of approximately 123 Sqm. A total of up to 3 car parking spaces are also proposed for the new residential dwelling.

PROPOSED 3 BEDDORMER BUNGALOW



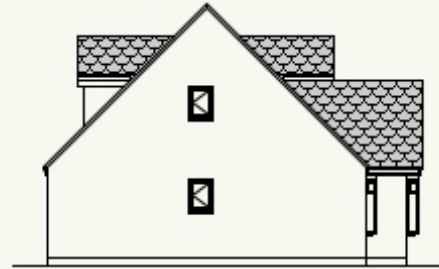
REAR ELEVATION



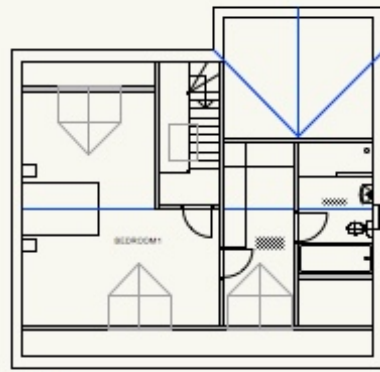
FRONT ELEVATION



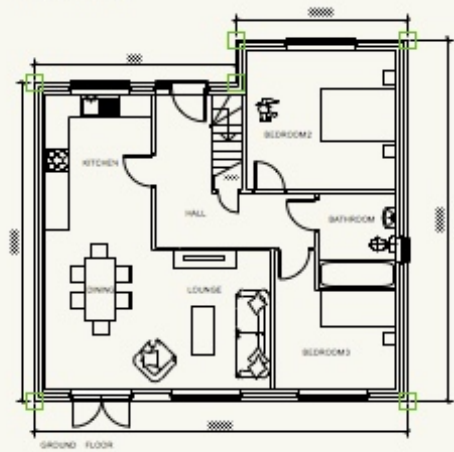
SIDE ELEVATION



SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

HOUSE PLANS

The location and orientation of the new residential dwelling will ensure minimal impact on the surrounding buildings. The existing pattern and style of buildings is reflected in the proposed style of the new Dwelling. Appropriate separation distances have been attained.

The design reflects other local styles and that of the Village.

Access

Vehicular and pedestrian access will be via Croft Close.

CONCLUSION

The prosperities design, proposed materials, location and orientation have carefully been considered to ensure that the new dwelling will have minimal aesthetic impact on its surroundings.

In summery the proposed dwelling has taken into account and consideration the planning policies referred to previously, along with its surroundings and the conservation area.