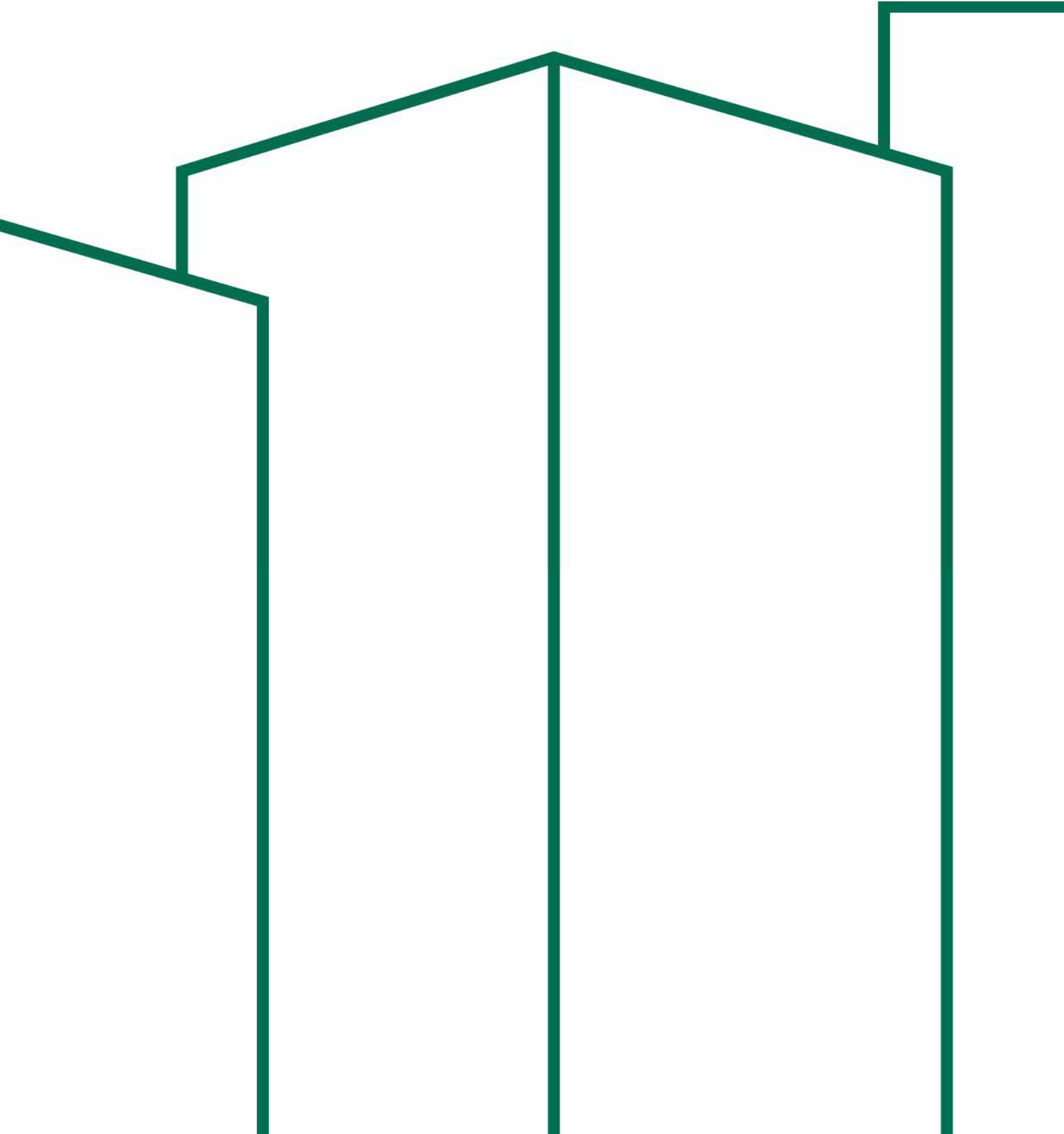




## PLANNING STATEMENT

The Glade  
Walsall Road  
Muckley Corner  
Lichfield  
WS14 0BP



## 1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany an application submitted to Lichfield District Council on behalf of Mr Lee Friend. The application seeks a Lawful Development Certificate on the basis that the hardstanding hatched 'Concrete hardstanding' within the site edged red on drawing 5982.99 has been constructed for four years.

1.2 For the avoidance of doubt the area below labelled as 'Concrete hardstanding'.



### The Application Site

- 1.3 The application relates to an existing hardstanding, which is within the curtilage of The Glade, a residential dwelling sited south of Walsall Road (A461), Muckley Corner, Lichfield.
  
- 1.4 The site consists of a number of outbuildings and the domestic dwelling known as 'The Glade.' The area of hardstanding is in the foreground of these existing buildings and extends from the north of the site from the access to the south west. The outbuildings and hardstanding are used in association with the domestic property with the exception of one used for car sales, which is subject to a separate planning application.
  
- 1.5 The wider site, which extends to Boat Lane to the south, comprises of a field/paddock to the rear.
  
- 1.6 The site is within a linear development of dwellings along Walsall Road, the surrounding area is predominantly open fields.
  
- 1.7 The site is located within the West Midlands Green Belt and within the 15km Cannock Chase Special Area of Conservation (SAC) zone of influence.
  
- 1.8 It is not the subject of any other landscape, historic or environmental designation.

## Planning History

1.9

Reference No	Description of Development	Decision	Date
21/01285/CLE	Certificate of Lawfulness (Existing): To regularise use of originally agricultural building as storage building of motor vehicles for sale	Withdrawn	12.03.03
20/00145/FUL	Removal of existing outbuildings and construction of 2 bedroom bungalow	Refused	06.04.20

## The Application Proposals

1.10 The application seeks a Lawful Development Certificate on the basis that the hardstanding hatched 'concrete hardstanding' within the site edged red on drawing 5982.99 has been constructed for four years.

1.11 The hardstanding can be seen below in the following images:



Image 1



Image 2



Image 3



Image 4

### Planning Considerations

1.12 The following documents are enclosed in support of this application: -

Document 1 - Statutory Declaration Mr L Friend

Document 2 - Declaration Mr Adrian Miles

1.13 It is evident that the applicant has occupied the site since the 2013 and as confirmed by his Statutory Declaration submitted as Document 1. The Statutory Declaration from Mr Friend confirms when the hardstanding was constructed and who by.

1.14 The declaration from Mr Adrian Miles confirms that the work carried out by his company and consisted of:

- Remove existing block paving
- Concrete area
- Dig out waterlogged grassed area

- Hard core soft areas
- Fitted a soak away system

1.15 It is evident from the declarations submitted that the hardstanding has been constructed since 2013 and therefore well in excess of the required 4 years for operational development.

1.16 This is further evidenced by the photographs extracted from Google Earth attached below.



Figure 1: Shows the site in its original state in 2010.



Figure 2: Extract taken April 2016





Figure 3: April 2020 shows the hardstanding still in place four years later.



Figure 4: April 2021 most recent record on Google earth.

## 2.0 CONCLUSION

2.1 The submitted evidence demonstrates that the application hardstanding has been constructed in excess of four years. Based on the documents submitted with the application, it is evident that this use was established more than four years before the date of the application and that the hardstanding has been used continuously ever since. On this basis the construction of the hardstanding is now lawful. The submitted evidence provides proof that on the balance of probabilities the hardstanding has been constructed in excess of four years. A Lawful Development Certificate should therefore be issued.

CCEH/TD/5982

3 May 2022



PLANNING STATEMENT

The Glade  
Walsall Road  
Muckley Corner  
Lichfield

WS14 0BP  
Our Reference: CCEH/TD/5983  
Date: 29 April 2022

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