



**Town and Country Planning Act 1990 (as amended)**

**Proposed demolition of existing attached double garage, entrance hall, store and covered garden area and erection of a two storey annex extension for ancillary accommodation to**

**The Woodfields together with replacement detached garage block**

**The Woodfields, Main Road, Wigginton, Tamworth, B79 9DN**

**For Mr & Mrs K Stevens**

**Planning, Heritage, Design and Access Statement**

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Appendix 1

## **1. Introduction**

1.1 This householder application proposes the demolition of the existing attached double garage, entrance hall, store and covered garden area and the erection of a two storey annex extension for ancillary accommodation for use in connection with The Woodfields. A replacement garage block is also proposed. The proposal will provide additional accommodation and will be fully wheelchair accessible, including provision for the installation of a lift. The proposal will provide a large wet room and lounge space, together with two bedrooms first floor bedrooms and an area for making drinks is also to be provided. The space has been designed to include enough space for a carer to stay overnight if required. This application follows the previously withdrawn application ref: 22/00782/FUH and is considered to offer a proposal that removes the potential conflict with the mature trees on the site.

1.2 Through sensitive design the scheme has been developed to protect the existing trees and garden, which the occupiers have tended since they built The Woodfields in the early 1980's. Now advancing in years and with ongoing health considerations there is a need for the occupiers to have accommodation with space for their future care needs. This proposed Annex extension off the main house will provide a comfortable purpose-built living space for the occupants, offering them independence and dignity whilst also providing the closeness of care from the family living within The Woodfields.

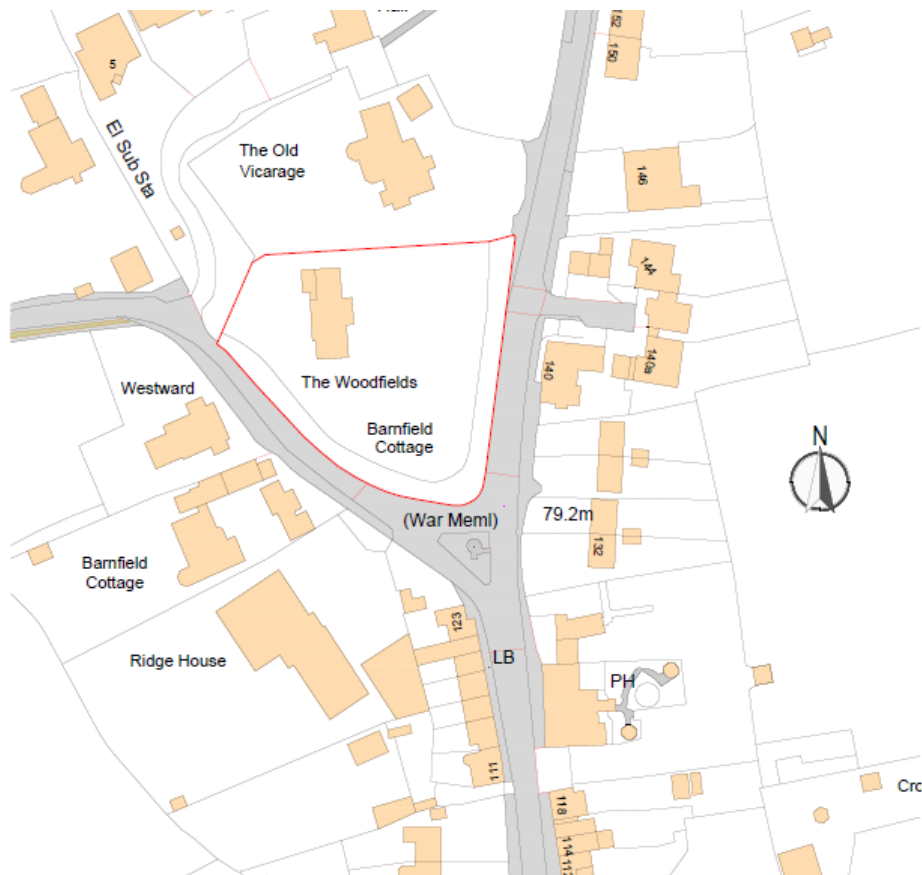
1.3 The supporting documentation to this application demonstrates that the proposed scheme will not impact on ecological considerations or the trees screening the plot. Through pre-application discussion it has been established that due to the age, design

and setting of the existing property that this is of no great architectural merit and that the site is considered a neutral feature within the Conservation Area. (see appendix 1)

## 2.0 Site Description and Existing Building Description

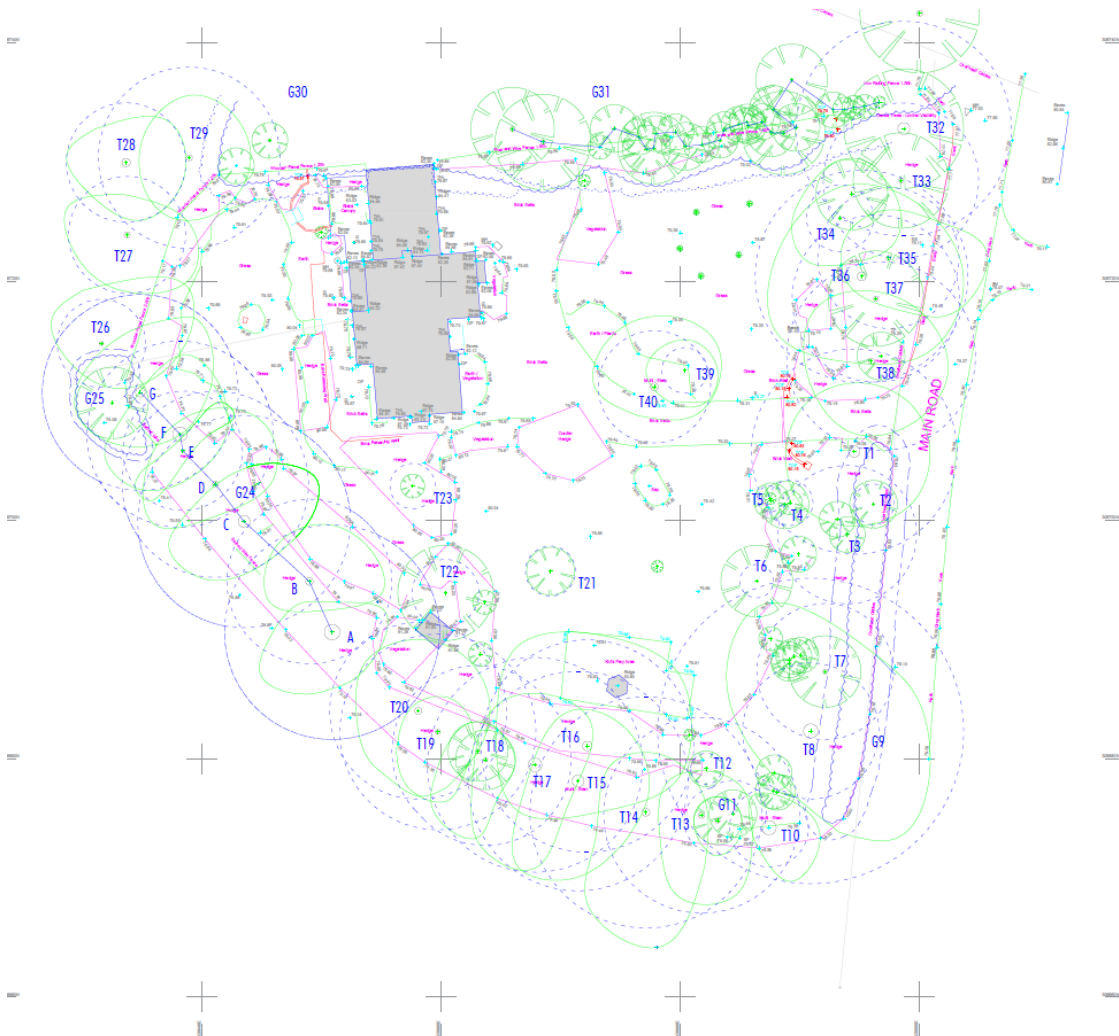
2.1 Situated in the centre of the village of Wigginton, The Woodfields is accessed from the east, off Main Road, with Comberford Lane forming the southern and majority of the western boundaries. The Village War Memorial sits on the triangular island at the centre of where these two roads join. To the north is The Old Vicarage with St Leonard's Church and Hall beyond. The plot is surrounded by mature trees and hedging on all boundaries. The existing property comprises a detached two storey dwelling, set just off the centre, to the west of the plot. The plot is roughly triangular and comprises approximately 0.27 hectares.

2.2 The application site lies within the Wigginton Village Settlement Boundary (Inset 28) and within the Conservation Area.





Google Earth Image above, with Existing Site plan below.



### **3.0 Planning History**

- 3.1 The relevant recent planning history on The Woodfields saw consent ref. 18/00821/FUL granted for the upper storey of front elevation of dwelling and front elevation of garage to be rendered; the installation of balcony above the entrance porch and the replacement of existing windows and rainwater goods. This was approved on 24th August 2018. This consent was not implemented and has now lapsed. It did establish that the current dwelling on the plot was not important in terms of the Conservation Area in its current form.
- 3.2 Sound arboricultural management of the trees on the site has been undertaken by the owners under approval ref. 21/01306/TRCA for the cutting back of overhang from 1No. Maple Tree (T1) by 2m, cut back of 1No. Weeping Willow (T2 by 2m), fell 1No. Cedar (T3), deadwood removal of 3No. Lime trees and 1No. Beech (G4), deadwood removal on 3No. Lime and Beech trees (G5), fell 1No. Cedar tree (T6), removal of branches on 1No. Cherry tree (T7), cut back of 1No. Beech and Maple (G8) and crown reduction of 1No. Leylandii (T9), which was approved on 23rd July 2021.
- 3.3 An application to build a separate annex was submitted and withdrawn this year ref 22/00782/FUH. The preapplication discussion and consultation responses to this previous application have formed the revised scheme as now submitted.

## **4.0 Planning Policy**

4.1 **National Planning Policy** contained in the National Planning Policy Framework (NPPF) of July 2021 sets out at:

Para. 11- the presumption in favour of sustainable development.

Section 11 of the NPPF considers making effective use of land, with the proposal making an effective use of the existing residential site and its existing domestic curtilage in line with para. 120 below:

120. Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Section 12 sets out the importance of achieving well designed places and high-quality design within development, particularly para. 126 below:

126. The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 130. confirms in parts a) and b) how function and good architecture should be sought.

#### Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.



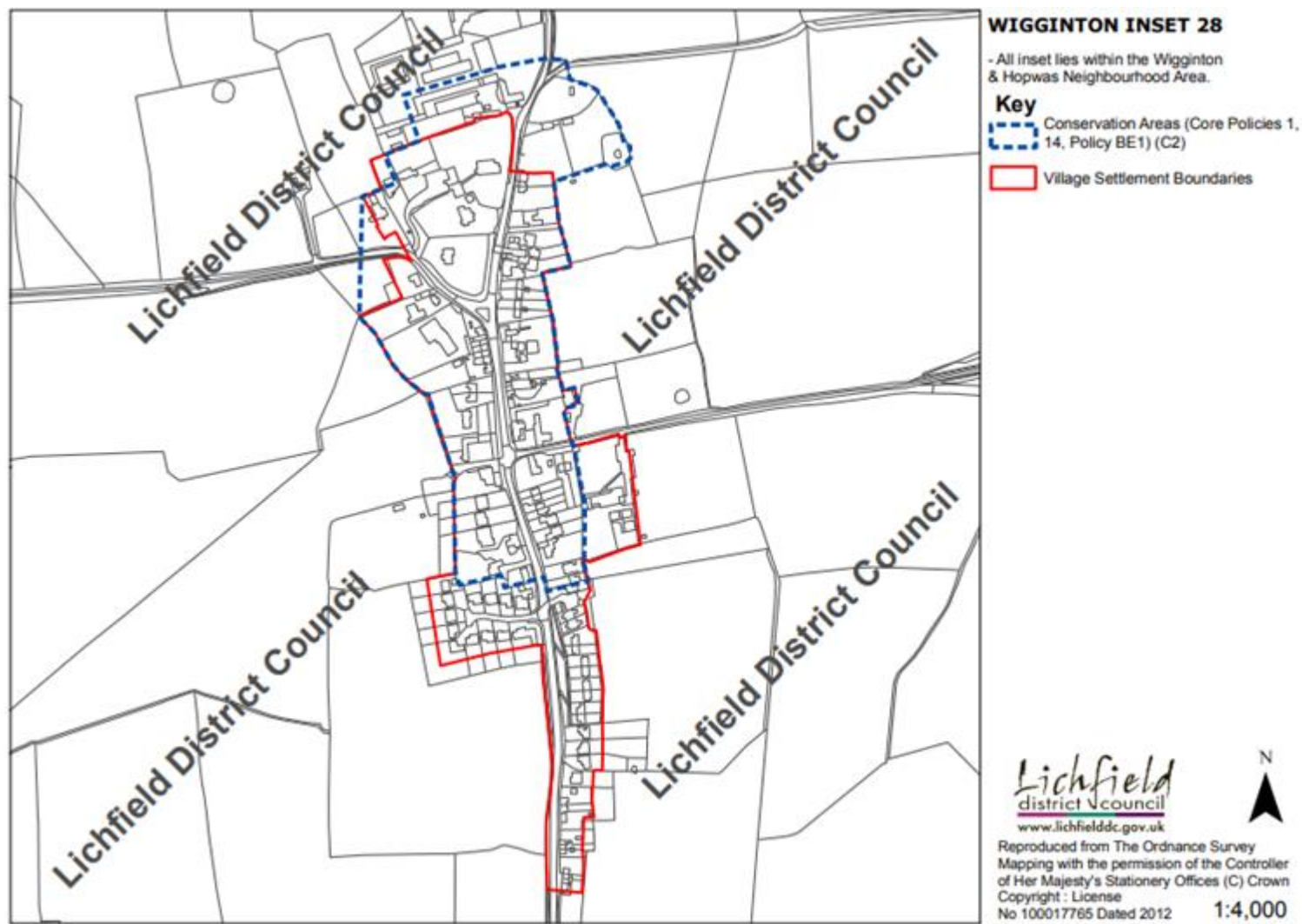
197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

#### 4.2 **Local Planning Policy – Lichfield District Local Plan**

The Lichfield Local Plan Strategy 2008 to 2029, adopted in February 2015, includes The Woodfields within the Wigginton village settlement boundary and Conservation Area boundary – see Inset Map 28 overleaf:



- 4.3 The core policies of the Local Plan give rise to the following considerations:
- 4.4 Core Policy 1 – The Spatial Strategy confirms support in relation to the District's existing communities and settlements; appropriate proposals which contribute to their improved sustainability, cohesion and community wellbeing will be supported.
- 4.5 Core Policy 2 – Presumption in Favour of Sustainable Development seeking to approve planning applications which accord with the Plan without delay.

4.6 Core Policy 3: Delivering Sustainable Development and how the Council will seek to promote sustainable development via meeting the following:

- be of a scale and nature appropriate to its locality;
- encourage the re-use of previously developed land in the most sustainable locations;
- use our natural resources prudently and conserve, enhance and expand natural, built and heritage assets and improve our understanding of them wherever possible;
- ensure that all new development and conversion schemes are located and designed to maximise energy efficiency and utilise sustainable design and construction techniques appropriate to the size and type of development, using local and sustainable sources of building materials wherever possible;

4.7 Core Policy 13 – Our Natural Resources – protecting and enhancing the safeguarding of ecological and historic landscape networks.

4.8 Core Policy 14 – Our Built and Historic Environment – sets out how the built and historic environment will be maintained. Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting.

4.9 Policy BE1: High Quality Development. All development proposals should ensure that a high quality sustainable built environment can be achieved. Development will

be permitted where it can be clearly and convincingly demonstrated to safeguarded the historic & natural environment.

4.10 Policy SC1 – ensures sustainability standards for development are met taking account of local sensitivities and reducing dependency on finite resources.

4.11 Policy NR3 – Biodiversity, Protected Species & their Habitats – development will only be permitted where harm will not occur to protected species and their habitats.

4.12 Policy NR5 – Natural & Historic Landscapes will be safeguarded and development only permitted where suitable justification is given to demonstrate how these will be protected.

4.14 The following Supplementary Planning Documents have also been considered in the preparation of the application: Sustainable Design; Trees, Landscaping and Development; Biodiversity and Development and; Historic Environment.

4.15 The Wigginton, Hopwas and Comberford Neighbourhood Plan was made on 13 December 2016. The neighbourhood plan now forms part of the development plan. The Plan reiterates much of the policy in the local plan, albeit in a more targeted way.

**POLICY WHC2**

**Existing trees and hedges are an integral part of the character of the Neighbourhood Plan area and shall be retained wherever possible. Where removal is proposed due consideration shall be made of the Hedgerow Regulations, and in particular the hedges historic potential, and the Central Rivers Initiative, and where removal is justified the impact of removal shall be mitigated against by the provision of additional appropriate planting.**

**POLICY WHC3**

**New development throughout the Plan Area should protect assets of the historic environment and enhance and reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area`s environment. In particular:**

**(i) New development should be of a scale, mass and built form that responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.**

**(ii) Due regard shall be had of all identified heritage assets to ensure that new development does not detract from the designated and undesignated components of the historic environment, particularly where heritage assets are part of the visual character of the area.**

**POLICY W3**

**New development within the Wigginton Settlement Boundary shall be supported where it is shown to add to the overall quality of the character and environs of the village.**

**POLICY W4**

**All new developments which have the potential to increase the number of vehicles in the village shall provide adequate off-road parking to meet the need of that development.**

4.16 As noted the site is located within the Wigginton Conservation Area and the Appraisal and Management Plan document (December 2018) covers the area in detail. The site itself is not covered by the Article 4 direction that has removed permitted development rights from certain named properties within the Conservation Area.

4.17 Trees in Conservation Areas are protected by law and notice is required for works to any trees that have a trunk diameter of more than 75mm when measured at 1.5m from ground level (or more than 100mm in diameter if reducing the number of trees to benefit the growth of other trees).

## 5.0 The Proposal

5.1 The proposed annex extension and new garage have been sensitively located to ensure to prevent any overlooking to neighbouring properties and so as not to impact on the existing boundary hedges and trees which are important to the setting. The existing garden is very well screened from external views both into and outward from the site, with the annex being accessed both via its own entrance and through the main house.



View showing existing plot screening



Rear of the property where garage and canopy are to be removed



Frontage of existing house with garage to right



Garage to be removed and reduced in width to make way for extension

The annex has been specifically designed to cater for the existing and future needs of the family with a porch and draught-proof lobby entrance, which will be accessed via a ramp to provide wheelchair and mobility scooter access.



Proposed frontage elevation

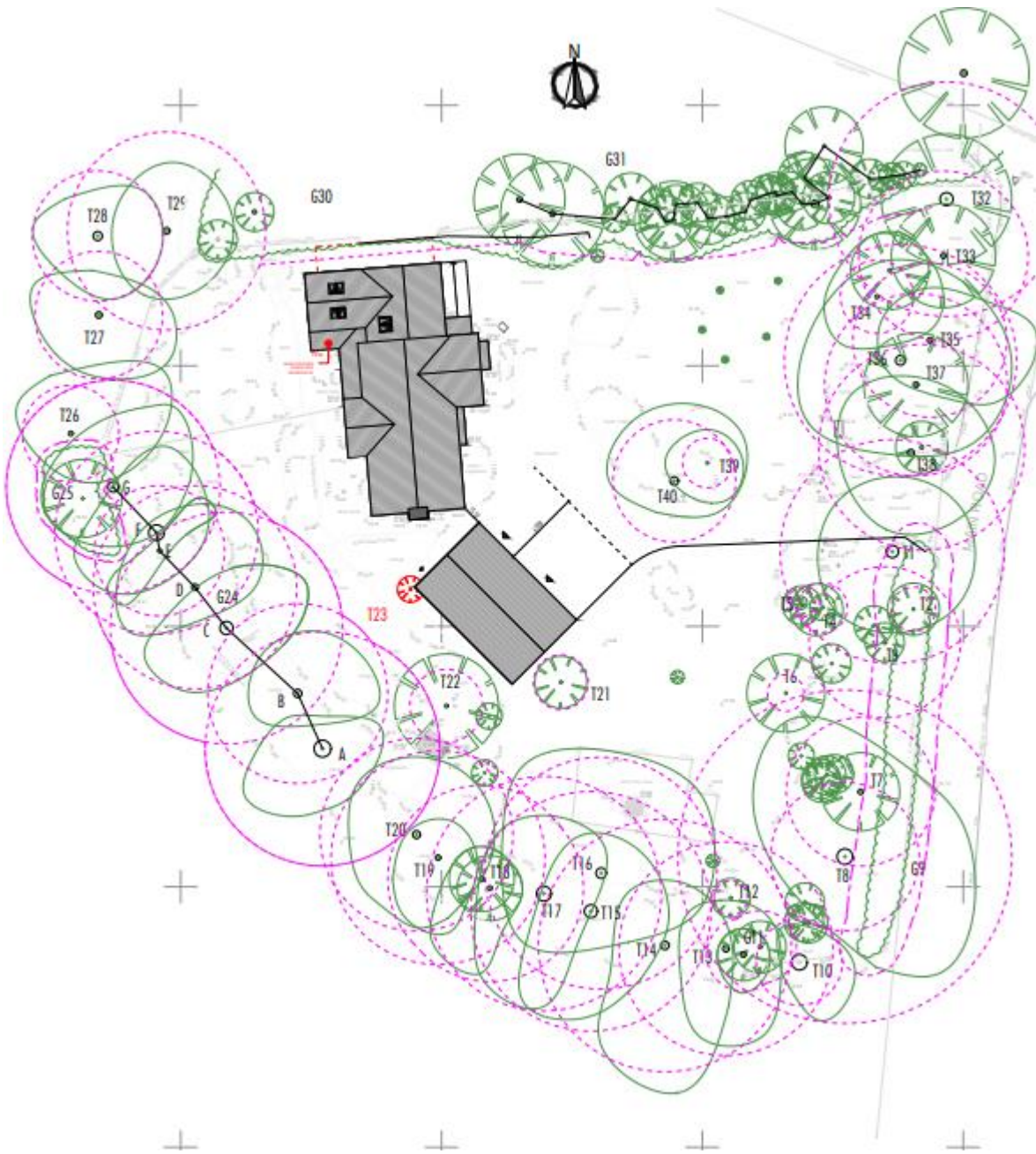


### Rear Elevation

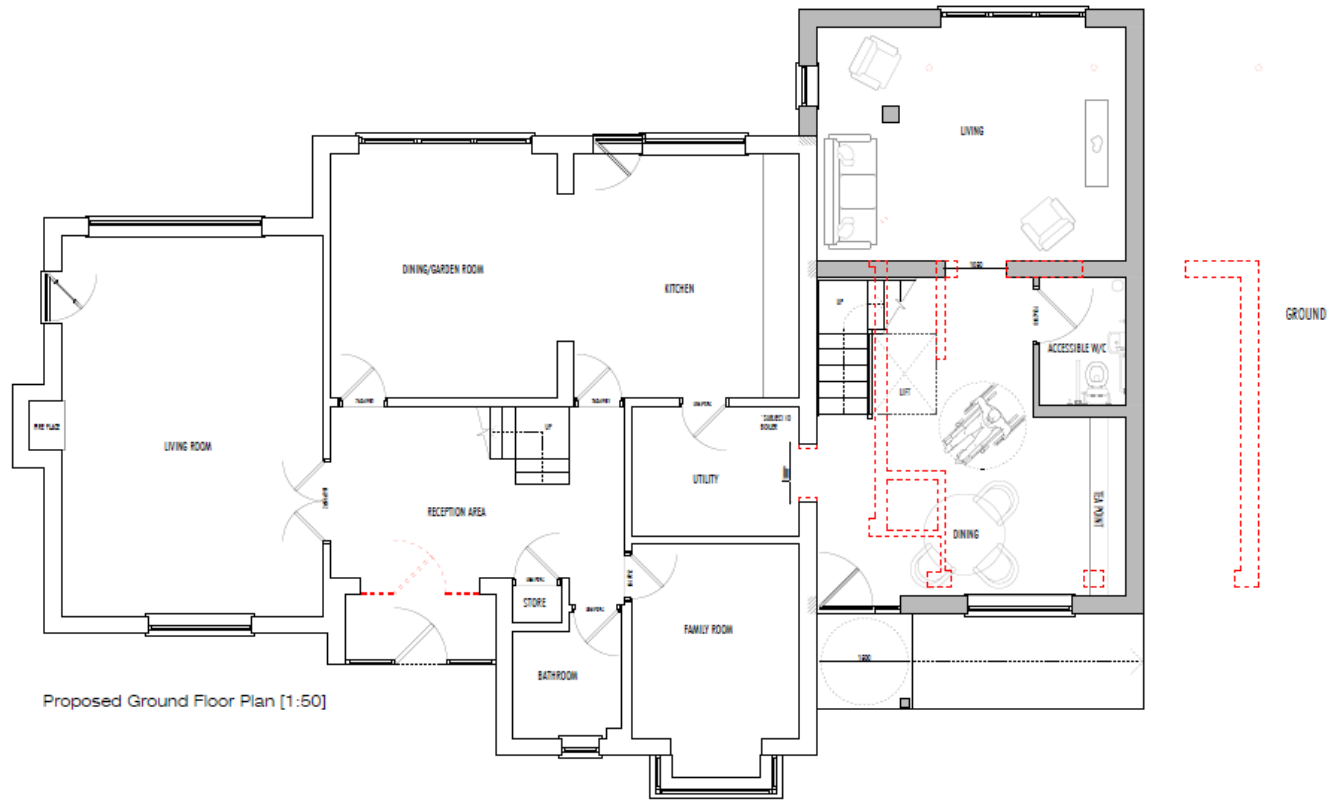
5.2 Internally the accommodation will comprise two bedrooms and adapted wet room to ensure it is suitable for use by a wheelchair user. A sitting/day room area with good natural light is proposed, so that the occupants can still enjoy looking out at their garden. A tea point is also to be provided. One of the bedrooms is to be provided in order that a carer can stay overnight if this is required with a separate bathroom for use by guests and the carer as required. On the ground floor an accessible WC will also be provided.

5.3 The scheme proposes a new garage block to the south eastern corner of the dwelling. This has been designed to complement the style of the existing dwelling. The proposed scheme does not impact on external parking arrangements but does increase the amount of garaging available by providing one additional garage space. Existing parking arrangements which are to the front of The Woodfields, where ample parking is available will remain.

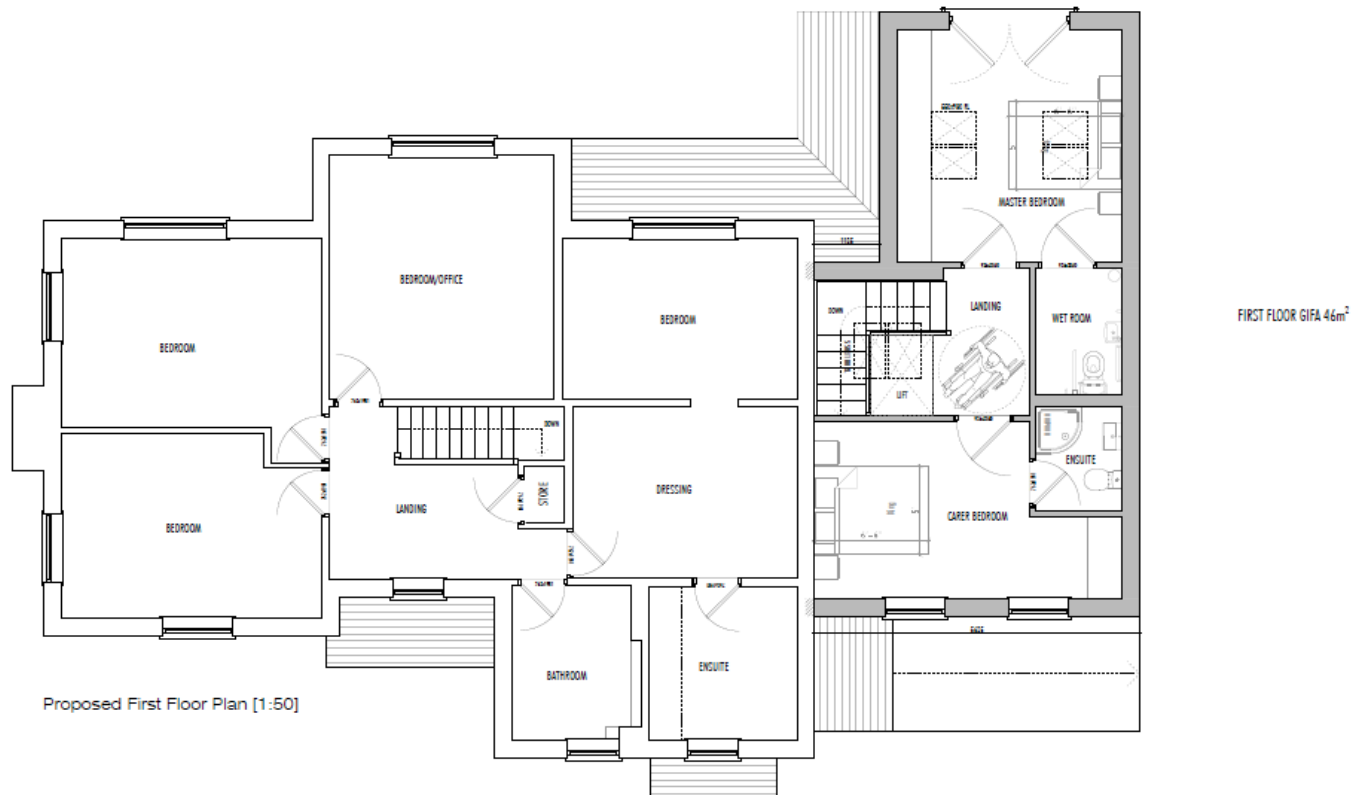




Proposed Site Layout



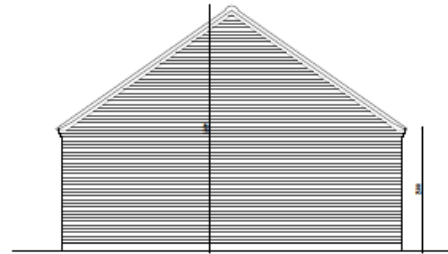
### Internal floor plans



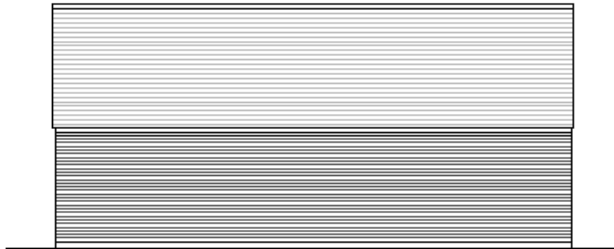
# New Garage Plans and Elevations



North East Elevation [1:50]



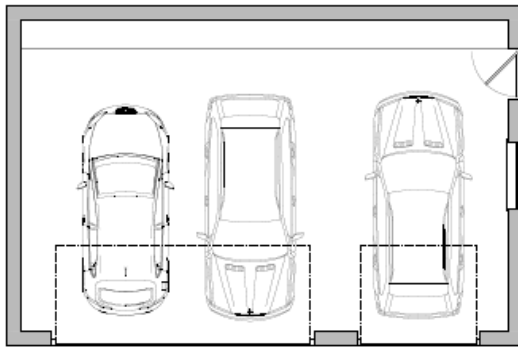
South East Elevation [1:50]



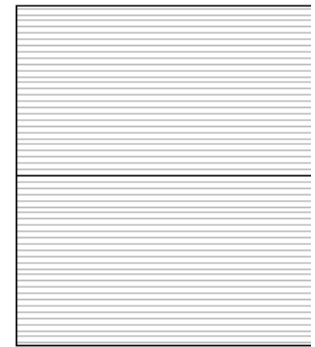
South West Elevation [1:50]



North West Elevation [1:50]



Ground Floor Plan [1:50]



Roof Plan [1:50]

## **6.0 Planning Considerations**

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the scheme is in accordance with the development plan. The development plan is the Lichfield District Local Plan Strategy 2008 – 2029 (as adopted on 17 February 2015) and the made Wigginton, Hopwas and Comberford Neighbourhood Plan (13 of December 2016).
- 6.2 The proposed demolition and extension to create a residential annex will enable the residents to remain in their property and garden they have cherished for the last 40 years and continue to live as a family moving forward. The proposal does not result in any loss of Heritage Assets or any of the significant screening trees, as confirmed by the supporting Tree Report. The scheme has been specifically designed for a wheelchair dependant occupant including future lift provision and enough space for storage of mobility scooters and wheelchairs, thus ensuring appropriate care can be provided and increased as required. There is space for a carer to be on site going forward if required, whilst also enabling a sense of independence and separate living space for the occupants.
- 6.3 The proposal is in line with both national and local plan policy and has been designed to ensure a high quality of design, making effective use of the existing footprint within the plots residential curtilage. It has been established with the Conservation team that the current property is neutral in the Conservation Area. The proposal is not considered to result in any harm, therefore, to the heritage asset on account of its design and the screening of the site.

## **7.0 The Effect on Heritage Assets**

7.1 The Historic England document “The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017).”

sets out the advised steps in terms of Heritage statements. These are

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm;

Step 5: Make and document the decision and monitor outcomes.

7.2 The NPPF is also clear at para. 194 that “The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”.

7.3 Step 1: In this instance The Woodfields is within the Conservation Area. There are also two Listed Buildings in relatively close proximity to the site with the Church of St Leonard further north along Main Road and 104 Main Road to the south; both are Grade II Listed Buildings. Both these buildings have no direct views to or from the site. Taking account of both the sensitive design of the proposal and the separation distance between the proposal and these buildings it is considered that the scheme does not result in any harm to Listed Buildings or their surroundings.

The following heritage assets are also relevant to the proposal.

- The Wigginton Conservation Area

- 104, MAIN ROAD

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1188582

Date first listed: 29-Oct-1987

Statutory Address 1: 104, MAIN ROAD List Entry Number: 1038764

- Church of St Leonard, Main Road

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1038802

Date first listed: 27-Feb-1964

Statutory Address 1: Church of St Leonard, Main Road

7.4 Step 2: The existing dwelling has been concluded to be neutral in the Conservation Area. The Trees around the boundary to the plot are considered an important feature of the Conservation Area and will be retained. These screen the existing plot and its driveway and garden areas. The proposal will not be visible from public vantage points and therefore it is also considered to be a neutral and not resulting in any harm to the Conservation Area.

7.5 In terms of the tests in the NPPF at paragraphs 194 to 197, it is considered that the proposal does not have any harmful impact upon the designated heritage asset or the setting to those assets as described above, indeed the proposals will ensure that in the longer term the asset in respect of the trees will continued to be maintained, as they have been by the occupants since The Woodfields was built 40 years ago, by keeping the property within long term family ownership.

## **8.0 Conclusions**

8.1 The scheme proposes a high-quality design to create an ancillary annex extension to the property together with a replacement garage block which sit well with the plot. The proposal respects the surrounding buildings in terms of design, scale and impact and has taken care to safeguard the important trees that screen the site and are important with the character of the Conservation Area. With the new proposal moving away from the northern boundaries root protection area, which the exiting garage is current siting within. The proposal does not impact on any of the village's Listed Buildings and therefore safeguards all of the relevant Heritage Assets to the site.

8.2 The proposed annex extension and garage have been designed to provide a built form that is in keeping with the site and character of the dwellings and so will preserve the setting.

- 8.3 The position and orientation of the extension does not present any amenity issues or overlooking to neighbouring properties. The supporting ecology survey demonstrates there is no harm to an ecological species or habitats.
- 8.4 The annex extension will provide a comfortable purpose-built living space for the occupant, offering them independence and dignity whilst also providing the closeness of care from the family living within The Woodfields.
- 8.5 This scheme is therefore in accordance with the development plan and national planning policy and as such should be approved without delay.



## Appendix 1

**From:** Edward Higgins <Edward.Higgins@lichfielddc.gov.uk>  
**Sent:** 23 February 2022 9:49 AM  
**To:** Tom Beavin <tom.beavin@twbplanning.co.uk>  
**Subject:** RE: The Woodfields, Main Road Wigginton, Tamworth B79 9DN

Hi Tom,

Apologies for the delay in getting back to you with regards to this.

Having looked at the proposals, I would agree that the property itself is not of great architectural merit and would be considered a neutral feature in the conservation area. It is not overly visible from the public realm due to the amount of trees within and around the plot.

This would act in your favour in terms of screening for a new structure in the garden (however will provide some significant constraints in terms of where you can build). If the building was to be a pure annexe as stated and remain in the same ownership without the need for new accesses and sub-division of the plot, then subject to the scale, massing and design there is the potential for a structure in this location. With regards to the retention of the annexe as part of the main dwelling (and not a separate dwelling we would need to have a look at conditioning this).

You will need to liaise with Gareth or Andy with regards to the trees as these will be more of an issue than the architectural side. The protection of the trees will be key to the protection of the character of the conservation area.

I hope that this is of assistance.

Kind regards

Ed

Edward Higgins  
**Principal Conservation and Design Officer**  
Lichfield District Council

Please note that I am working from home and will endeavour to deal with enquiries as quickly as possible.