



P047_Beechcroft

Design Statement - Certificate of Lawfulness

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1.0 Introduction

This document and associated drawings have been developed to support an application for a certificate of lawfulness confirming the planned utilisation of permitted development rights in constructing a rear single storey extension at Beechcroft, Batesway, Rugeley, Staffordshire, WS15 1PX.



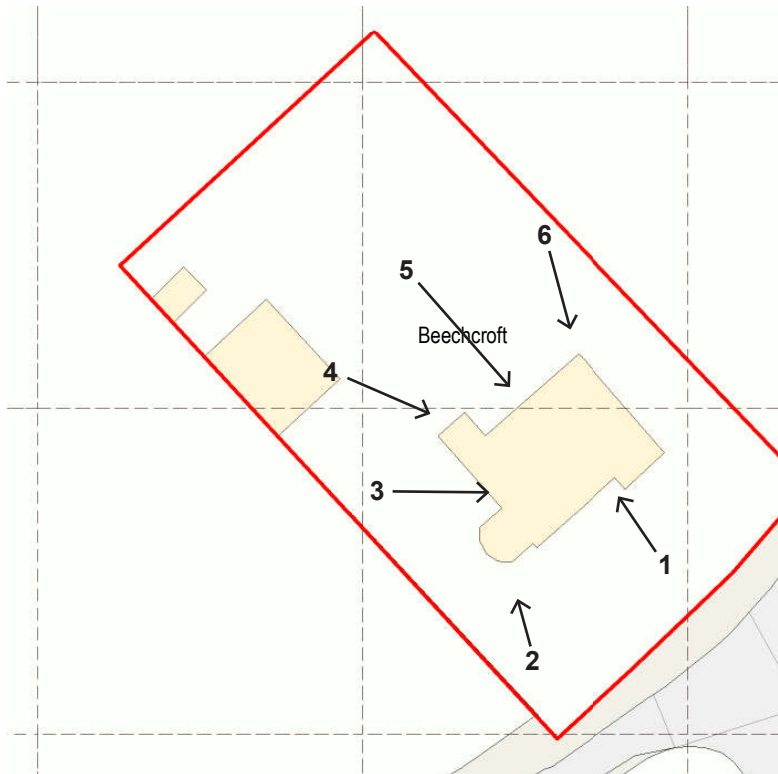


2.0 The site

The Property is located at Beechcroft, Batesway, Rugeley, Staffordshire, WS15 1PX. It is located within open country side on the border of Brereton and Upper Longdon. The site is also located outside of the Cannock Chase AONB, the property has the benefit of permitted development rights. The Aerial image above shows the extents of the development site, which extends to 1324m² / 0.33 acre. This is oriented in a NorthWest / SouthEast direction and is generally flat across the sites south/east/west directions, whilst ground level falls by approximately 0.75 m to the North.

3.0 Existing front and rear photographs

Legend



1



2



3



4



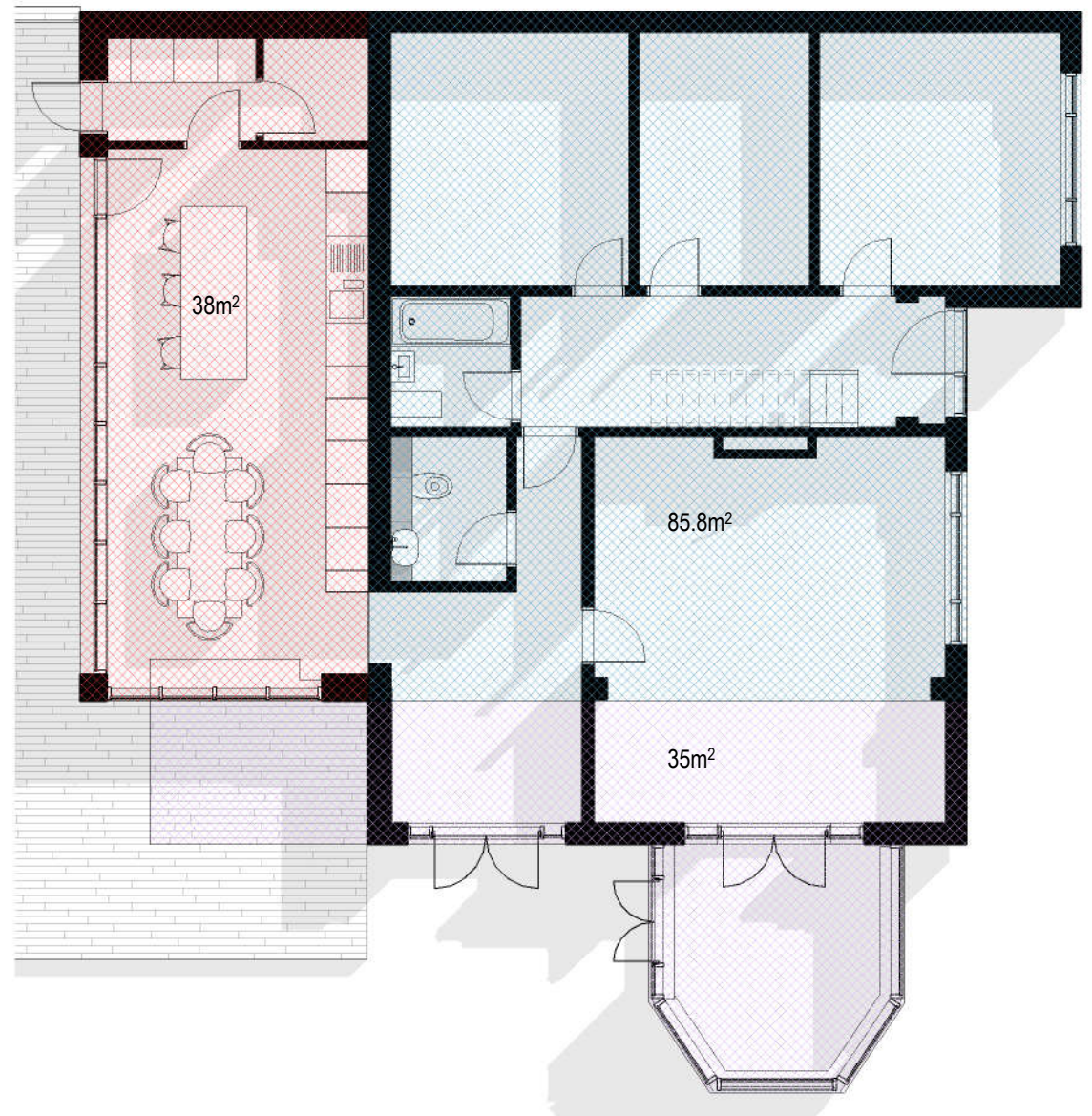
5



6

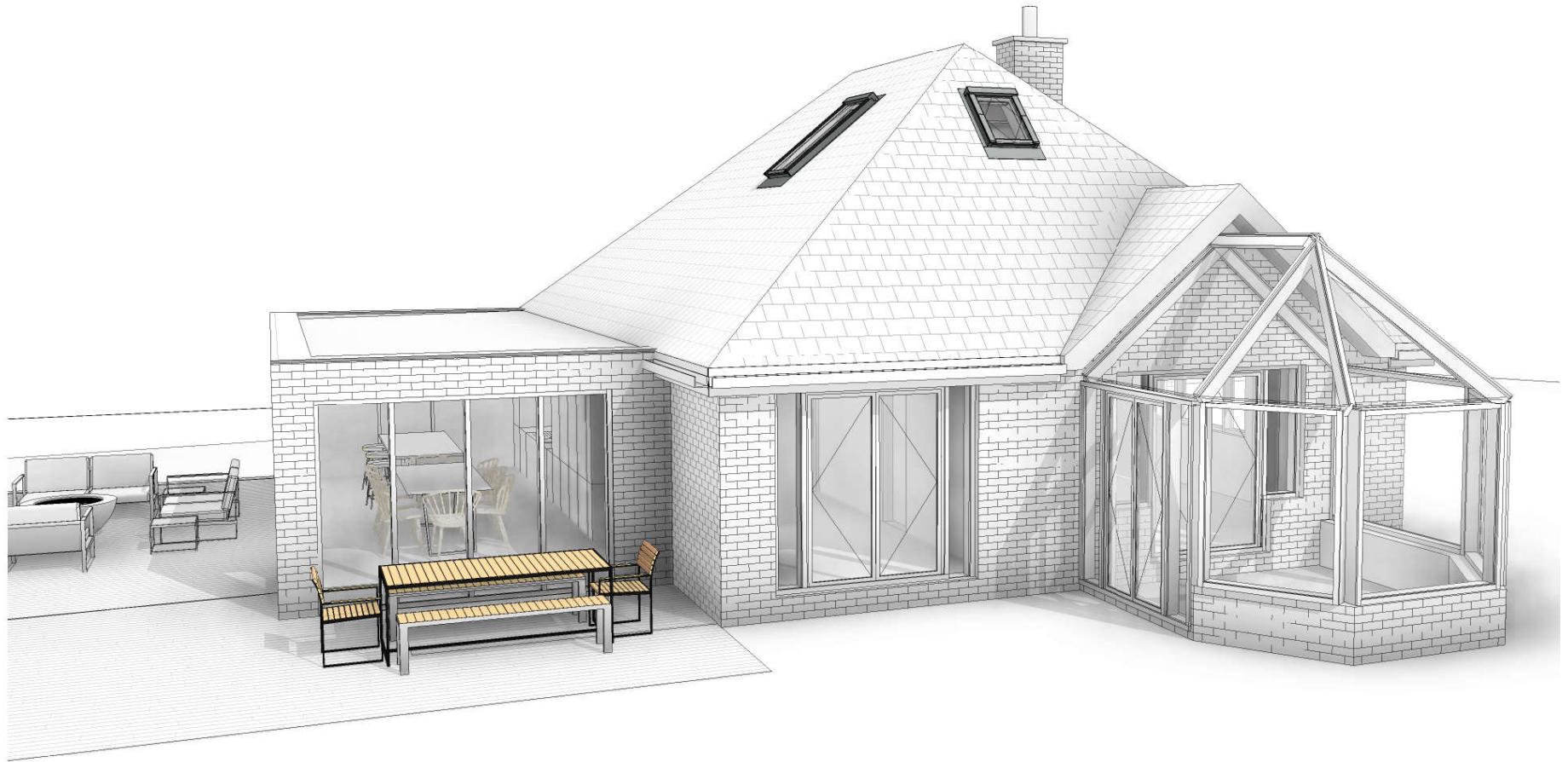
4.0 The Proposal

Utilising the benefit of permitted development rights, a rear extension is proposed which extends the full width of the original building and out to the rear of the property by 4m. The proposal has a roof finish that is in-line with existing eaves. Proposed materials are to match existing wherever possible, with traditional masonry facade, bricks will be matched to the existing building.



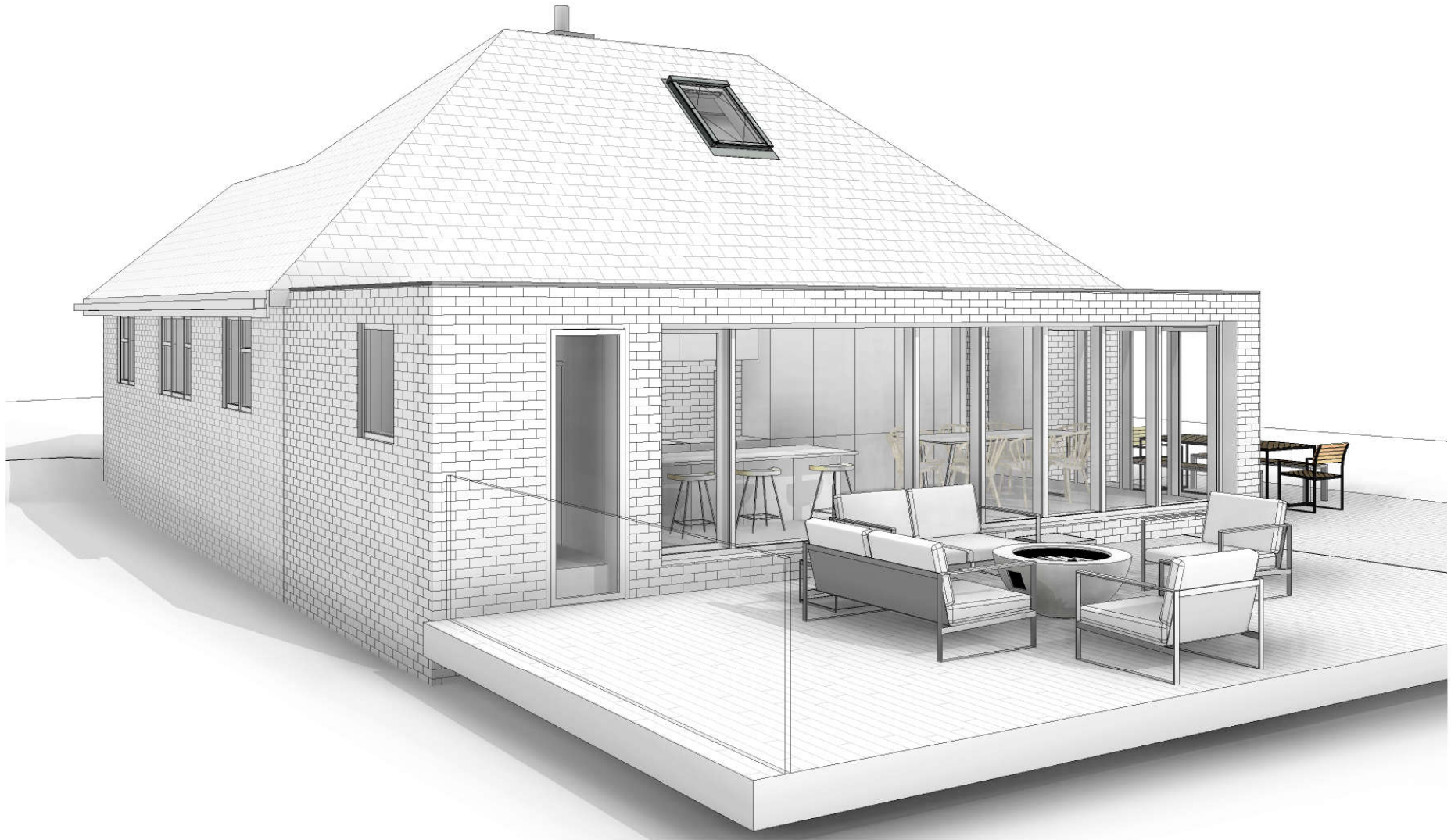
4.1 The Proposal

3D visualisations



4.1 The Proposal

3D visualisations



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