

## **Planning Statement**

Date: Nov 2022

Property Address: The Giddies, Hay Lane, Longdon Green, Rugeley, Staffordshire, WS15 4QQ

Applicant: Mr Tom Horton

Proposal: Single Storey Rear Extension with Balcony

Prepared By: 1StopPlans Ltd, Izabella House, 24-26 Regents Place, Birmingham, B1 3NJ

### **1. BACKGROUND**

This planning statement has been prepared to accompany the planning application for a single storey rear extension with balcony to the existing dwelling.

A pre application enquiry received a response in April 2022 for the proposal:  
Single storey rear extension with balcony above and a detached 1 bedroom annexe.

Following feedback from Planning this current application is a significantly reduced scheme from the pre application proposal.

As part of this application the homeowner is also prepared to exclude permitted development rights in Class A Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015; extensions or conservatories. The heads of terms for this is included with this Planning Application.

### **2. SITE ASSESSMENT**

The Giddies is located within the village of Longdon within the Greenbelt, outside of the Longdon Green Conservation Area. The site covers an area of 0.142 Hectares consisting of the main dwelling and separate single storey garage.

The existing dwelling had planning previously approved; 13/000972/FUL for:  
Two storey rear and single storey side extension to form utility, sun lounge and bedroom with ensuite. This has been implemented.

### **3. PROPOSAL & CONCLUSION**

Erection of Single Storey Rear Extension with Balcony

The new proposal is for a 2.50m single storey flat roof extension to the rear of the property. The external brickwork and glazing is to match that of the existing dwelling.

The balcony has been designed to minimize any potential overlooking to adjacent land and property, preserve amenity. The balustrade to the rear has been set back from the brick face and screening introduced to the side elevations.

- The proposal does not introduce any potential to overlook any neighbouring properties.
- As the current footprint of the proposed extension consists of lawn and pavers the proposed extension will have little to no effect on trees or hedgerows on the site or neighbouring sites.
- Overall, the scale of the extension and the materials proposed are considered to be in conformity with the existing dwelling. The proposed development would be a sympathetic and subtle addition to the property.
- The proposal does not cause substantial harm to the openness of the Green Belt.