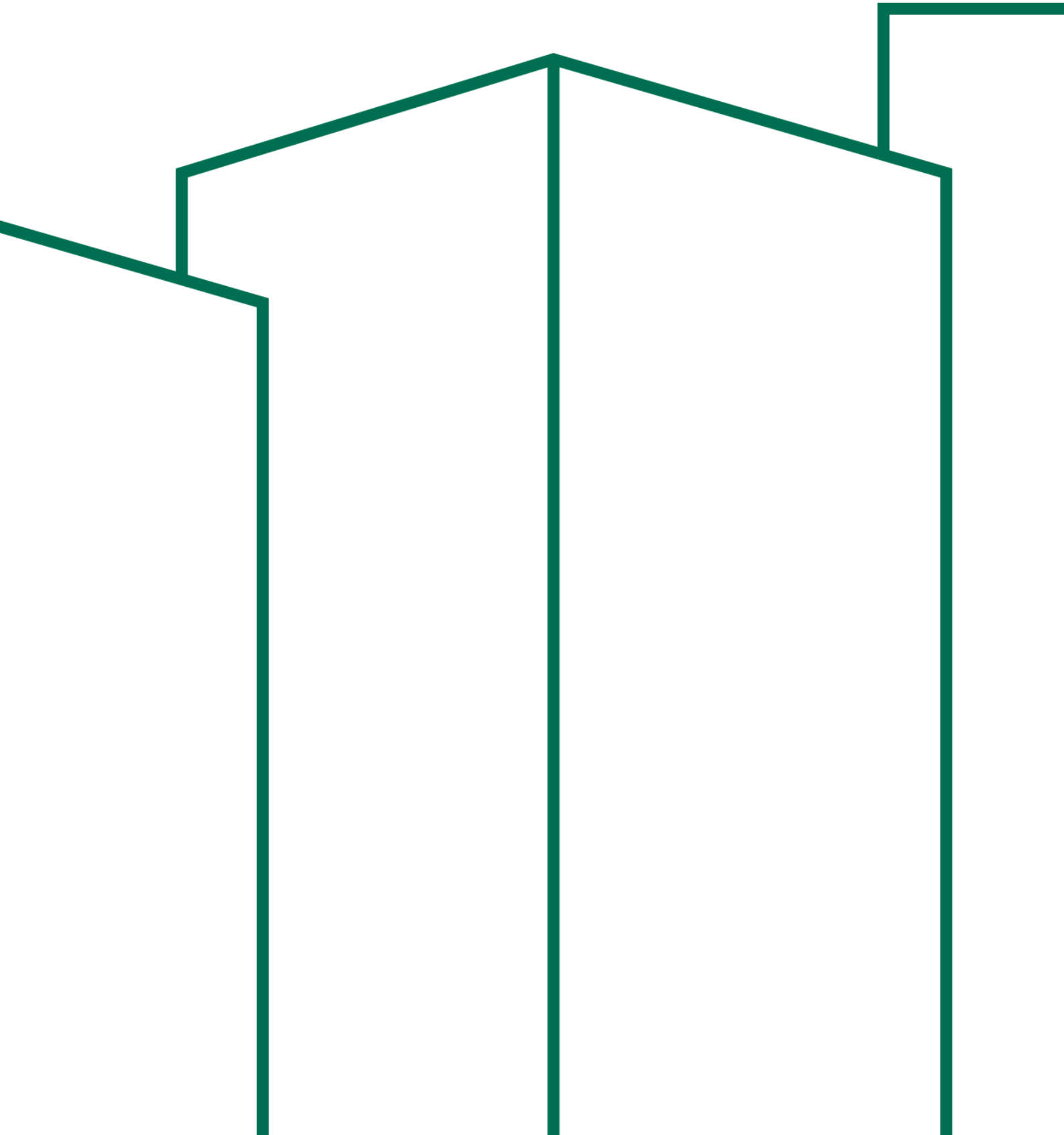


PLANNING STATEMENT

Orchard House
Rake End
Hill Ridware
Staffordshire
WS15 3RQ

Erection of Proposed Detached Carport



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany a planning application submitted to Lichfield District Council. Planning permission is sought for the erection of a detached carport at Orchard House, Hill Ridware.

The Application Site

1.2 The site comprises a detached residential property located to the eastern side of Uttoxeter Road, Hill Ridware, located at the end of Rake End which is a shared private access with a gated entrance. The properties along the eastern side of Uttoxeter Road vary in architectural style and occupy large plots. Orchard House to which this application relates is located behind 156 Rake End House. The application site is not visible from the streetscene as the site is surrounded by large trees and dense hedges, with the dwelling also located some 77m from the highway to the west and open countryside to the east.

1.3 The site is not located within the Green Belt. The site is not constrained by any other specific environmental designations such as an Area of Outstanding Natural Beauty or Conservation Area. There are no Tree Preservation Orders affecting the site.

1.4 The Environment Agency Flood Risk Map confirms that the site lies within Flood Zone 1, which comprises land assessed as having less than 1 in 1000 annual probabilities of river or sea flooding in any year (<0.1%).

Site Planning History

- 1.5 A review of the publicly available records held by Lichfield District Council has been undertaken to determine the relevant planning history relating to the site.

- 1.6 Outline planning permission was granted at the application site for the erection of one detached dwelling in September 2004 (ref. 04/00459/OUT). Full planning permission was subsequently granted at the application site in June 2005 (ref. 05/00406/FUL) for the erection of a detached dwelling and garage. The permission has been implemented, which is the main dwellinghouse at the application site, known as Orchard House.

- 1.7 In January 2010, planning permission was granted for the erection of a detached garage to the front of Orchard House (ref. 09/01266/FUL).

- 1.8 In August 2016, planning permission was granted for the single storey extension to the rear to form a garden room to Orchard House (ref. 16/00673/FUL)

Application Proposals

- 1.9 Planning permission is sought for the erection of a detached carport to the rear of Orchard House, Hill Ridware. The proposed carport is to be constructed with a timber frame, featuring external timber clad walls and natural clay roof tiles. Internally, the proposed design incorporates a first floor which can be delivered with low level eaves heights and an external timber staircase to accommodate additional storage facilities at first floor. At ground floor, the

proposed carport will provide additional secure parking spaces for the applicant to safely store a collection of high-end valuable vehicles.

2.0 PLANNING POLICY

National Planning Policy Framework (The Framework)

- 2.1 Paragraph 47 of the Framework reconfirms the requirement (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 of the Town and Country Planning Act 1990) that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF confirms that the Framework **“is a material consideration in planning decisions”**.
- 2.2 Paragraph 7 states that, **“the purpose of the planning system is to contribute to the achievement of sustainable development”**. Paragraph 8 explains the planning system has three overarching objectives to achieve sustainable development; economic, social and an environmental objective.
- 2.3 There will be degrees of conflict between policies and planning objectives. However, paragraph 38 sets out that decision takers should approach decision making in a positive and creative way and should **“use the full range of planning tools available...and work proactively with applicants to ensure developments that will improve the economic, social and environmental conditions of the area.”** It reads on to say that decision takers **“at every level should seek to approve applications for sustainable development where possible.”**
- 2.4 With regard to design and amenity, Section 12 of the Framework underlines the importance that the Government attaches to design and sets out several objectives that developments should aim to ensure in order to facilitate good

design. This includes optimising the potential of a site to accommodate development. Development should also respond to local character, reflecting the identity of local surroundings and materials.

- 2.5 Paragraph 130 reads on to state that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Development Plan

- 2.6 The Lichfield District Local Plan Strategy 2008 – 2029 was adopted on 17 February 2015. The Local Plan Allocations Document (LPAD) was adopted in 2019 and contains a small number of general policies and the Local Planning Authority's housing allocations. There are no policies of the LPAD that are considered relevant to this planning application.

- 2.7 The following policies of the Local Plan Strategy (LPS) are relevant to the determination of this application: -

- Policy NR3: Biodiversity, Protected Species & their habitats
- Policy NR7: Cannock Chase Special Area of Conservation Policy
- Policy BE1 : High Quality Development
- Policy ST2 - Parking Provision

- 2.8 The Local Plan is also supported by Supplementary Planning Documents (SPDs). The one which is considered most relevant to the proposed development is the

Rural Development SPD, which was adopted in December 2015. The SPD provides further detail on policies relating to development within rural areas of the Lichfield District.

Lichfield District Local Plan 2040

- 2.9 The emerging Lichfield District Local Plan 2040 has completed its Regulation 19 public consultation stage (August 2021) and the draft Local Plan has been submitted to the Secretary of State for the Department for Levelling Up, Housing and Communities. Planning Inspectors were appointed, but a pause in the examination has since been agreed for up to 12 months and so no date for public examination has been set. At this stage limited weight is given to the draft Emerging Local Plan Policies. Given this document and the policies therein are within the early stage of the adoption process, they carry minimal material planning weight.

3.0 PLANNING CONSIDERATIONS

- 3.1 The surrounding nearby dwellings within Hill Ridware comprise predominantly detached properties set within large plots. This is partly attributable to the properties having extensive rear gardens.
- 3.2 The design of the proposed carport is considered to be subservient and coherent to the existing dwelling. The proposed timber carport will have an eaves height of 2.7 metres and a maximum right height of 5.9 metres. In these circumstances the proposed carport will be proportionate to the size of the dwellinghouse and plot.
- 3.3 The NPPF (Section 12) advises that **“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”** and that **“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”**
- 3.4 Local Plan Strategy Policy BE1 advises that **“new development... should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views”**.
- 3.5 Given the property is tucked away, accessed via a shared private way and the mature boundary hedgerow and trees, views of the proposed carport would be at a minimum. Plots in the area are characteristically large, resulting in separation distances being generous. Together with the mature boundary

treatments and the low eaves height, it is considered that there is no impact on neighbouring amenity. It is submitted that the design of the proposed outbuilding is of a high quality design, appropriate for this location and do not detract from the character and appearance of the surrounding area.

3.6 The design of the proposed carport has been designed in a way that is in keeping with and subservient to the style and character of the existing property and will be constructed using high-quality materials. The proposed building will provide outdoor storage space to ensure the site is remained tidy and secure. In these circumstances, the proposed outbuilding would not have an adverse impact on the overall character or appearance of the surrounding area. The design of the proposed outbuilding is appropriate for this location and does not detract from the character and appearance of the surrounding area, in accordance with Local Plan Policy BE1 and the Framework.

3.7 In order to protect the existing and future amenities of the existing dwellinghouse, it is proposed that should the Local Planning Authority be minded to approve the application, it would be acceptable to impose a condition which limits the use of the building to be associated with the main only. Such condition may be worded as follows;

“The carport hereby approved shall be occupied in a manner which is wholly ancillary to the residential use of the dwelling known as Orchard House, Rake End, Hill Ridware; and shall not be used, sold or let as a separate dwelling unit without prior permission, on application to the Local Planning Authority.”

- 3.8 Policy NR3 of the Local Plan Strategy states that development will only be permitted where it **“Protects, enhances, restores and implements appropriate conservation managements of the biodiversity and/or geodiversity value of the land and buildings”**.
- 3.9 The proposed carport is to be erected on existing hardcore at the site without the requirement to remove any existing trees at the site. The proposed building does not require the demolition of an existing building or structure that may be a place for bats to use as shelter or birds for nesting. A new bat roosting opportunity can be created by installing a bat box into the gable elevation of the proposed carport, or elsewhere within the garden of Orchard House, to meet the requirements of the National Planning Policy Framework. As such it is considered the proposals accord with local plan policy NR3 and national policy.

4.0 CONCLUSIONS

- 4.1 Planning permission is sought for the erection of a detached carport to the rear of Orchard House, Hill Ridware. The proposed carport is to be constructed with a timber frame, featuring external timber clad walls and natural clay roof tiles. Internally, the proposed design incorporates a first floor which can be delivered with low level eaves heights and an external timber staircase to accommodate additional storage facilities at first floor. At ground floor, the proposed carport will provide additional secure parking spaces for the applicant to safely store a collection of high-end valuable vehicles.
- 4.2 The site is not located within the Green Belt. The site is not constrained by any other specific environmental designations such as an Area of Outstanding Natural Beauty or Conservation Area. There are no Tree Preservation Orders affecting the site.
- 4.3 The design of the proposed carport has been designed in a way that is in keeping with and subservient to the style and character of the existing property and will be constructed using high-quality materials. The proposed building will provide outdoor storage space to ensure the site is remained tidy and secure. In these circumstances, the proposed outbuilding would not have an adverse impact on the overall character or appearance of the surrounding area. The design of the proposed outbuilding is appropriate for this location and does not detract from the character and appearance of the surrounding area, in accordance with Local Plan Policy BE1 and the Framework.

4.4 No 'other harm' has been identified including in relation to protected species, access or neighbouring amenity.

4.5 In the light of the above circumstances, a planning permission should be granted.

JRL/TD/6290

21 April 2023

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PLANNING STATEMENT

Orchard House
Rake End
Hill Ridware
Staffordshire
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Our Reference: JRL/TD/6290

Date: 21 April 2023

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