

**Planning Statement
Keepers Cottage.
Startley Lane
Upper Longdon
Rugeley
Staffs
WS15 1QL**

Proposed replacement of front entrance porch, front bay window, doors, windows and render to walls. Proposal to re-roof main dwelling reusing existing plain clay tiles. Replace pitched roof dormers like for like.

Introduction

This planning application statement has been prepared to accompany a householder planning application submitted to Lichfield District Council. The proposal is to replace the existing front porch with a similar proportion porch but with a gable pitched roof and oak framework. Replacement of existing windows and doors and render to all external walls. Replace the angled front bay window with a square bay window with oak framework.

Application site and surroundings

Keepers Cottage is located to the northerly end of Startley Lane of Upper Longdon and is within the Cannock Chase Area of Outstanding Natural Beauty and Green Belt area.

Keepers Cottage is a detached medium to large cottage consisting of rendered walls and plain tiled pitched roof. The existing fenestration is a mixture of white upvc and timber casement windows. Existing doors are painted timber.

Principle of the Development

The proposal is to replace the above elements that over a period of time have reached the end of there life expectancy. The existing windows will be replaced for Cotswold Green upvc flush casement windows. The painted timber doors are to be replaced with upvc door and frame. The front entrance porch is to be replaced with an oak frame construction with a double pitched plain tiled roof to match the main dwelling. The front angled ground floor bay is to be replaced with an oak frame square bay window with plain tiled pitched roof. The poor condition dormer windows are to be refurbished keeping the same size, proportions and materials. Existing render to be removed and re-rendered with a smooth off white render. The existing plain tiled roof are to be carefully removed and stored in a safe secure location ready to be re used on roof. The timber elements of the roof to be inspected for defects and replaced accordingly.

Generally the above existing elements are reaching the end of there expected life span and require replacing. Existing plain tiles are to be reused and where necessary any replacements are to match existing in style, colour and material.

Elements for Consideration

The policy for Green Belt allows for appropriate development as long as the proposals do not distract from the character of its environment and will not effect the openness of the Green Belt. The policy allows for proposals to be in keeping with the dwelling and to not be disproportionate to its scale or style.

Summary

The proposals are within the policies and framework as set out and will enhance its surroundings. The proposals are sympathetic to the style of the main dwelling and do not form disproportionate alterations. The materials and style are completely suitable to the cottage design. The proposals are of a good architectural design. The proposals do not effect the openness of the Green Belt or have any impact on the AONB.

It is respectfully requested that the Local Authority are able to support this application and allow it to proceed to a positive decision.