

PLANNING, DESIGN AND ACCESS STATEMENT
FOR THE PROPOSED GARDEN ROOM EXTENSION AND ANNEX

AT

**THE DALE
SYERSCOTE LANE
WIGGINTON
TAMWORTH
STAFFS
B79 9EX**

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1. INTRODUCTION

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006, and the National Planning Policy Framework and relevant planning practice guidance.
- 1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.
- 1.3 Philip Plant is a Director of Mid West Planning Limited and is a former employee of ADAS and Acorus Rural Property Services. Philip Plant held the position of Senior Consultant for over eight years during which time he provided rural planning advice to both applicants and Local Planning Authorities including Shropshire Council, Stafford Borough Council and Warwick District Council. Phil Plant is now Managing Director of Mid West Planning Ltd and specialises in all aspects of rural planning.
- 1.4 This report and planning application have been prepared following the instruction of Mr and Mrs Pugh, The Dale, Syerscote Lane, Wigginton, Tamworth.
- 1.5 The proposal is the erection of an oak framed garden room on the south elevation of the dwelling house which will be supplied by Oakwrights Country Buildings and the erection of an attached residential annex in place of the existing car port to the north of the dwelling house.

Location of Site and Background Information

- 1.6 The application site is situated in open countryside approximately 5.5km to the north east of Tamworth. Dale Farm is a traditional farmstead with a detached traditional three storey red brick and tile farmhouse; to the east and south of the farmhouse there are three large modern agricultural buildings and to the north a traditional brick and tile farm building has been converted in to three dwellings.
- 1.7 The nearest neighbour, 'Pinfurlong', is situated approximately 30 metres to the north west of the farmhouse. The farmstead is in a fairly isolated position and accessed from the public highway via a private access track which is shared with 'Pinfurlong'.

Recent Planning History

Retention of biomass boiler and flue (serving 3 properties: The Hayloft, The Parlour and The Stable)

The Dale Syerscote Lane Haunton Tamworth Staffordshire B79 9EX

Ref. No: 19/01006/FUH | Received: Fri 12 Jul 2019 | Validated: Tue 06 Aug 2019 | Status: Decided

Prior Notification : Change of use from agricultural building to 3no dwellings (1no 4 bedroom, 1no 2 Bedroom & 1no 1 bedroom)

Dale Farm Syerscote Lane Haunton Tamworth Staffordshire B79 9EX

Ref. No: 17/00850/PND | Received: Fri 09 Jun 2017 | Validated: Tue 11 Jul 2017 | Status: Decided

Prior Notification : Change of use from agricultural building to 3no dwellings (1no 4 bedroom, 1no 2 Bedroom & 1no 1 bedroom)

Dale Farm Syerscote Lane Haunton Tamworth Staffordshire B79 9EX

Ref. No: 16/01182/PND | Received: Tue 18 Oct 2016 | Validated: Tue 18 Oct 2016 | Status: Decided



Plate One: Aerial photograph showing the location of The Dale.

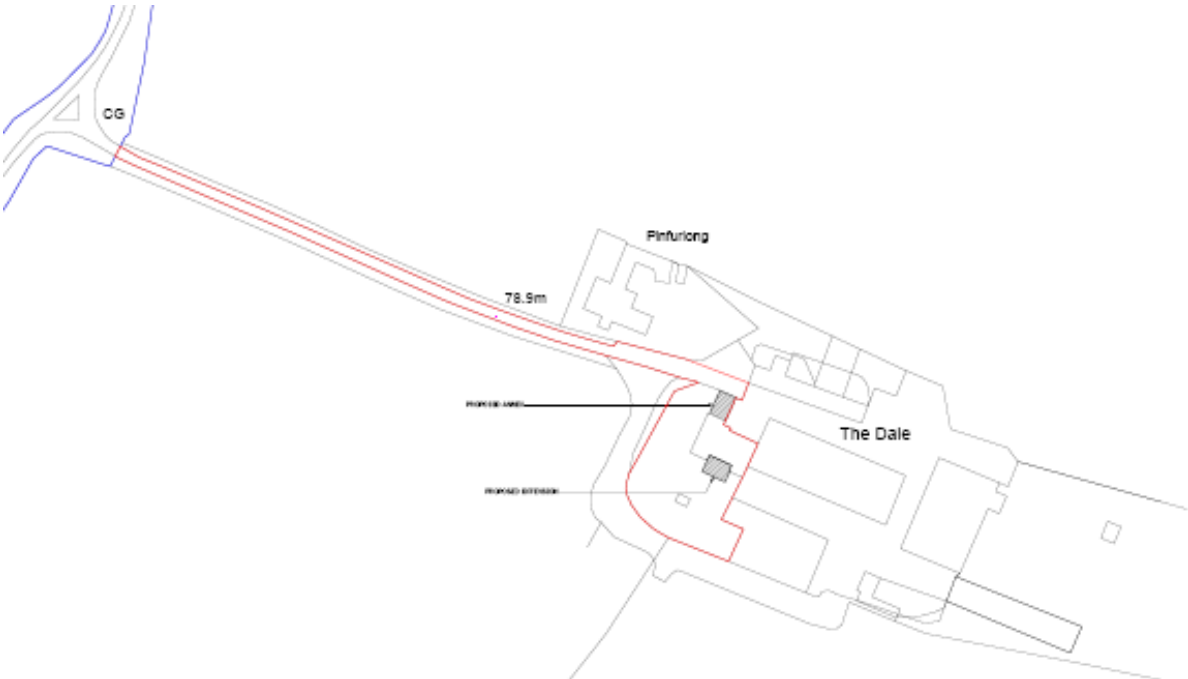


Figure One: Extract from Location Plan showing application site, The Dale.

2. USE

2.1 The Dale is a detached property used as a residential dwelling by the applicants.

The Proposed Development

2.2 The proposal is to erect a single storey oak framed garden room to the south elevation of the farmhouse and the replacement of an existing single storey carport with a single storey dual pitch roofed brick and tile extension to provide annexed living accommodation.

2.3 The proposed garden room is intended to provide an extension to the ground floor living space and to improve the functionality of the property for the applicants. The

proposed garden room extension will be well insulated to ensure it is not too hot in summer and not too cold in the winter, making it economical and sustainable in terms of energy use.

- 2.4 The annex would provide an additional bedroom and bathroom and would be used by the applicant's father, to allow the applicants to provide care at home, whilst providing privacy and a degree of independence for both parties.

3. AMOUNT & SCALE

Garden Room

- 3.1 The proposed oak framed garden room extension would measure 7.06 metres in length x 5 metres in width and would have a footprint of approximately 35.3 square metres.
- 3.2 The maximum height to the ridge will be 3.73 metres to the top of the lantern.

Annex

- 3.3 The existing car port to the north of the dwelling would be taken down and replaced with the proposed annex. The annex will measure 7.1m metres x 4.83 metres with a footprint of 55.6 m². The height to ridge would be 4.3m.
- 3.4 The existing car port has a footprint of approximately 36.52 m² (5m x 7.3m) and a height of approximately 2.7m.

4. LAYOUT

- 4.1 The floor plan below shows the extent of the proposals in relation to the existing house and the wider residential curtilage.
- 4.2 The garden room extension will provide a light and airy garden room linking the kitchen and dining room to create an open plan space. The floor plan below shows the revised internal layout, with new openings to create an open plan kitchen/diner.



Plate Two: The Dale Farmhouse



Figure Two: Floor Plan showing proposed general ground floor arrangement.

5. LANDSCAPING AND BIODIVERSITY ENHANCEMENTS

- 5.1 A landscaping scheme has not been submitted as part of the planning application because the erection of the extension in the curtilage of the dwellinghouse is screened by the existing built development and mature garden planting therefore further planting is not considered to be necessary.
- 5.2 The applicant would consider including a number of ecological enhancement measures into the development, in particular, bird boxes.
- 5.3 To provide nesting habitat for house sparrows, a terrace nest box should be erected on the dwelling house or existing agricultural buildings. The nest box should be weatherproof and constructed of either woodcrete or wood at least 15mm thick. Woodcrete/woodstone boxes have the advantage of being longer lasting than those constructed of wood and can be expected to have a life in excess of 25 years. Nest

boxes with an entrance hole of 32mm should be provided and erected at least 2m off the ground, positioned out of the midday sun and the wettest winds (ideally north or east facing). Nest boxes should be cleaned out annually during October/November to prevent the build-up of parasites.



Plate three: - House sparrow terrace nest box (Dimensions 160mm x 290mm x 210mm)

6. APPEARANCE

- 6.1 The proposed garden room extension will be constructed from sustainably sourced oak timber framing with a flat roof incorporating a roof lantern.
- 6.2 The garden room will feature oak framed glazing with aluminium sliding doors on the south elevation.
- 6.3 The proposed annex will be built from red brick with a tiled roof to complement the host dwelling.
- 6.4 The proposals are subservient in scale to the host dwelling house with materials to match the property. The oak timber is typical of materials used in a rural setting, whilst the proposed brick and tile annex will use materials to match the main dwelling house.



Figure Two: Image of the proposed west elevation showing appearance of proposed garden room and annex

7. ACCESS & PARKING PROVISION

- 7.1 The site has a history of vehicle movements through the existing use of the site as a residential dwelling.
- 7.2 The proposals will not result in additional traffic generation, or change to the layout of the access and parking arrangements, and therefore the proposals would not adversely affect highway safety or parking provision.

8. PLANNING POLICY CONSIDERATIONS

National Planning Policy Context

- 8.1 The National Planning Policy Framework (NPPF) was introduced in 2012, updated most recently in July 2021 following calls for a less elaborate and forbidding planning system which allows sustainable development to take place.
- 8.2 The main shift in National policy through the introduction of the NPPF in 2012 is the presumption in favour of the granting of planning consent for sustainable development. The 2021 review of the Framework continues at section 2 with this presumption and confirms the three overarching objectives, which are interdependent; economic, social and environmental objectives.
- 8.3 At chapter 12 Achieving Well-Designed Places, the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that planning policies should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Local Planning Policy

- 8.4 Lichfield District Local Plan Strategy 2015 adopted 17th February 2015
- 8.5 **Core Policy 2: Presumption in Favour of Sustainable Development**
When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 8.6 **Core Policy 3: Delivering Sustainable Development**
The Council will require development to contribute to the creation and maintenance of sustainable communities, mitigate and adapt to the adverse effects of climate change, make prudent use of natural resources, reduce carbon emissions, enable opportunities for renewable energy and help minimise any environmental impacts. This will be achieved by protection and enhancement of the character and distinctiveness of Lichfield District and its settlements; and through the protecting the amenity of our residents and seek to improve their overall quality of life through the provision of appropriate infrastructure, services and facilities; new development will be of a scale and nature appropriate to its locality; using our natural resources prudently and conserving, enhancing and expanding natural, built and heritage assets to improve our understanding of them wherever possible. New development should maximise opportunities to protect and enhance biodiversity, geodiversity and green infrastructure and utilise opportunities to facilitate urban cooling; and facilitate energy conservation through energy efficiency measures as a priority and the utilisation of renewable energy resources wherever possible, in line with the energy hierarchy.
- 8.7 **Policy NR3: Biodiversity, Protected Species & their Habitats Development** will only be permitted where it: Protects, enhances, restores and implements appropriate conservation management of the biodiversity and/or geodiversity value of the land and buildings; Minimises fragmentation and maximise opportunities for restoration, enhancements and connection of natural habitats (including links to habitats outside Lichfield District); and Incorporates beneficial biodiversity and/or geodiversity conservation features, including features that will help wildlife to adapt to climate change where appropriate Delivers a net gain for biodiversity and /or geodiversity in the district.
- 8.8 **Policy NR5: Natural & Historic Landscapes Development** will be permitted where it does not negatively impact upon the geological, archaeological and historically important landscapes in the Lichfield District. The character and significance of the natural and historic landscape will be safeguarded through decisions which protect, conserve and enhance sites of international, national, regional and local importance.
- 8.9 **Policy BE1: High Quality Development** All development proposals should ensure that a high quality sustainable built environment can be achieved. The built vernacular. New development, including extensions and alterations to existing buildings, should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views
- 8.10 December 2015 (Appendix A updated spring 2019) Sustainable Design Supplementary Planning Document

9. RESPONSE TO PLANNING POLICY

- 9.1 The proposal represents sustainable development through the improvement in residential amenity by the provision of a garden room extension and a residential

annex for the applicant's father. The annex will provide space to create a multi-generational household to allow the applicants to care for their family in a home environment. The garden room extension will provide additional upgraded living space to create an open plan living and dining room. As the annex proposal involves the replacement of the existing car port, it will not have any great impact on the residential amenity area, making it easy to incorporate at the application site. The garden room will sit comfortably on the south elevation of house and again will not infringe greatly on the existing outdoor amenity space.

- 9.2 The proposals are considered to meet the overriding objectives of sustainable development. The development will provide economic benefit during the construction phase, in particular and will no doubt require regular maintenance during the lifetime of the development. In addition, the good design, excellent insulation and efficient glazing will exceed building regulation requirements thereby ensuring minimal energy requirements.
- 9.3 In respect to the social objective, the development will complement the appearance of the property through good design and use of appropriate materials, and will also provide the applicant with the desired accommodation commensurate with contemporary living. The annex will allow multi-generational living now and into the future.
- 9.4 In terms of the environmental objective, the proposal is capable of providing "biodiversity net gain" through the installation of nesting bird boxes as described at section 5 above. These could be mounted on buildings at the site or suitable trees at the property.
- 9.5 In accordance with Core Policy 3 and Sustainable Design SPD, the position of the proposed extensions are located not to impact negatively on the setting of the dwelling or the neighbouring dwellings. The overall scale of the single storey garden room and annex remain subservient to the host dwelling, and would sit well in the extensive residential plot. The proposed garden room extension with a sustainably sourced oak framed structure with glazed panels over a brick plinth, will give the green room a 'light' appearance and the proposals are located too far away from the nearest neighbour at Pinfurlong to be overbearing or cause overshadowing. The annex will be built using materials to harmonise with the host dwelling to reinforce the local distinctiveness. The annex will replace an existing car port and therefore the impact of the well-designed built development on the setting will be minimal.
- 9.6 In response to policies NR5 and BE1 the design, scale and form of the proposed annex extension are appropriate in the application site, and nearby built development, which have influenced the design of the proposed garden room. The proposal is considered appropriate to the host dwelling, the nearby built development and the surrounding landscape. The scale of the proposed extension, taking into account the replacement of the existing car port, is not disproportionate in scale to the original dwelling and will enhance the features and enjoyment of the dwelling house through the use of appropriate materials to improve residential amenity for the applicants.
- 9.7 The proposed garden room extension will have no negative impact on biodiversity and geodiversity assets and therefore the proposals accord with policy NR3. The proposals have the capacity to provide biodiversity net gain through the installation of bird boxes as described in section 5 above.

10. CONCLUDING COMMENTS

- 10.1 The proposed single storey garden room and annex will improve the residential amenity for the occupiers by providing them with quality, well insulated, multi-generational contemporary living space.
- 10.2 The proposals will have no significant negative impact on the residential amenity of neighbouring properties or occupants.
- 10.3 The scale of the garden room and annex are considered to be appropriate to the host dwelling, and the domestic setting. The adoption of high-quality design and the use of high-quality sustainable materials results in a proposal which is considered appropriate to the rural setting of The Dale.
- 10.4 The proposal includes the installation of bird nesting boxes which will provide biodiversity net gains.
- 10.5 The development will help to sustain the UK economy by providing work for the employees of Oakwrights Country Buildings Ltd, and local building contractors and suppliers, which is an important material consideration in the current economic climate.
- 10.6 It is considered that the proposed annex and garden room extension proposals accord with National planning policy and with the Lichfield Local Plan.

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July 2023