

Mrs. K. Challoner  
Lichfield District Council  
Frog Lane  
Lichfield  
Staffordshire  
WS13 6YZ

21<sup>st</sup> November 2023

Dear Kerry

**EXTENSION TO AGRICULTURAL STORAGE BUILDING – LAND AT NEW FARM, ELMHURST**

On behalf of my client Mr. R. McGuffie I would be grateful if you would find enclosed a prior approval submission for the erection of an extension to an existing agricultural storage building on land at New Farm, Park Lane, Elmhurst.

The original building was approved under application 20/00794/ABN and was constructed in the summer of 2020. It is finished in plastisol profiled metal sheeting with a juniper green colour to its elevations and roof. The proposed extension to the agricultural building will occupy a footprint of 70 square metres. It is to be used for the storage of agricultural implements associated with the applicant's established agricultural holding which extends to some 100 acres (40 hectares). The proposal is therefore reasonably necessary for the purposes of agriculture.

The development is to be carried out on a parcel of land within the holding that exceeds 1 hectare in area (circa 1.6 hectares), and there have been no previous Class Q or Class S submissions on the holding within the last 10 years. The proposal does not relate to the provision of a dwelling and is designed specifically for agricultural storage purposes. The ground area occupied by the building (coupled with the hay storage barn approved nearby under 21/01465/ABN), will not exceed 1000 square metres (139 square metres in total), and the building does not lie within 3km of an aerodrome. No part of the building will be located within 25 metres of a metalled part of a classified road, and the building is not to be used for the keeping of livestock. The building is furthermore not to be used for the storage of biomass material.

For the above reasons the proposal is consistent with the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

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The regulations nevertheless require that the applicant must first apply to the Local Authority for a determination as to whether the prior approval of the Authority is required as to the siting, design and external appearance of the building.

The proposed extension will project off the northern elevation of the existing building, and as with the previous proposal, will be located on a parcel of land that is closely associated with a range of existing buildings associated with New Farm. The extension will have the same form, height and appearance as the existing building to which it will be attached and will also utilise a matching palette of materials. The extension will be largely obscured from public view owing to the presence of mature hedgerows along the western site boundary, and the presence of other buildings nearby. The proposed siting, design and external appearance of the building is therefore considered to be acceptable. and I would invite the Local Authority to confirm that their prior approval is not required.

I trust this proposal will be of interest and should you have any queries or concerns then please do not hesitate to contact me.

Yours sincerely



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