

The Beeches – Planning and Sustainability Statement

Planning Reference – 23/00627/FUH

Date – 20/09/23

Revision A – 21/11/23

The Beeches Pouk Lane Lichfield Staffordshire WS14 0ET

1.0 Site Location and Planning History.

The application sits on a former agriculture building on Pouk Lane in Lichfield in the ward of Hammerwich With Wall. The road itself comprises of former agricultural buildings which have been turned into detached residential properties.

The building itself has had 4no planning applications submitted, all of which have been approved. They are referenced below:

- a. 07/01184/FUL
- b. 11/01353/FUL
- c. 15/00089/FUL
- d. 22/00067/FUH

The proposed application (23/00627/FUH) is designed to improve the flow and useability of the property. Currently due to it's adapted design the layout does not allow for a continuous flow and open plan living.

2.0 Relevant Planning Policy

Paragraph 11 of the NPPF suggests Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning application should be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. Therefore, the statutory development plan comprises:

- The Local Plan Strategy 2008 – 2029 (adopted 2015);
- Local Plan Allocations 2008-2029 (adopted 2019);
- The Lichfield City Neighbourhood Plan.

Paragraph 118 (item D) of Chapter 11 states planning policies and decisions should promote and support the development of under-utilised land and buildings.

Chapter 16 of the NPPF relates to Conserving and enhancing the historic environment. Paragraph 185 of Chapter 16, advises that in the determination of planning applications local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.0 Proposed Design

The proposed design is a rear single storey extension. The footprint does not extend past the current extent of the property. The purpose of the design is to make the space more 'liveable'. The current design consists of a number of space rooms separated by doors, with the small extension we are able to 'square off the space' and remove some walls to allow for a more open and practical design.

The client is keen to retain the character of the property, the materials will consist of materials to match the character of the existing materials, this will consist of similar bricks and roof tiles, with a slightly more modern bifold door and skylight.

4.0 Ecology

The property has had extensive bat surveys due to its age and character. The following can be found alongside the application;

- Preliminary roost assessment
- Bat roost characterisation survey
- Bat mitigation strategy.

5.0 Summary

In summary, we believe minimal development to the rear of the property will provide the family with a modern internal layout while retaining the existing characteristics of the property and the surrounding buildings.