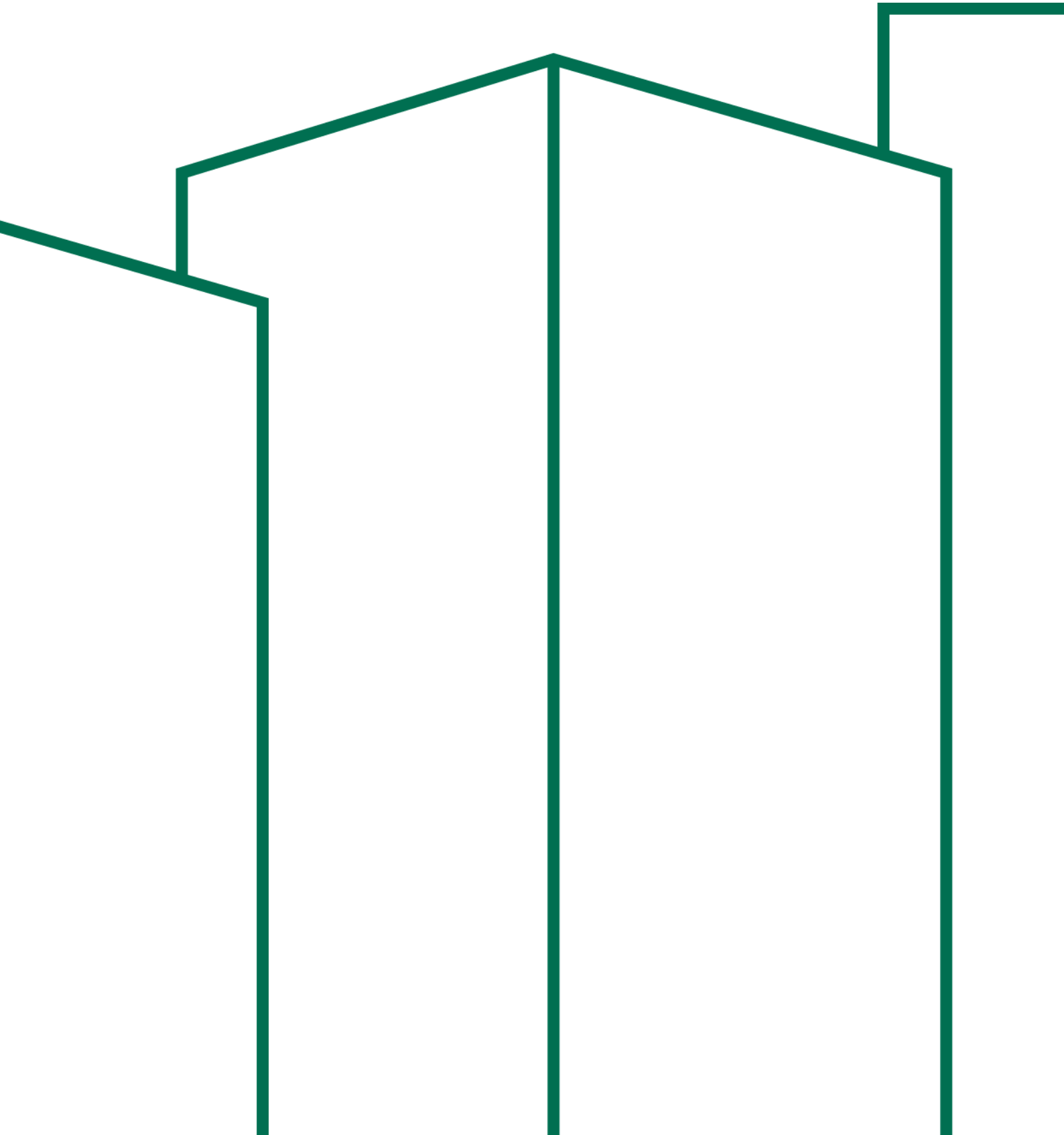




PLANNING STATEMENT

Gamekeepers Cottage
Burton Road
Whittington
Lichfield
Staffordshire
WS14 9NT



1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany an application for Prior Approval: Larger Home Extension, submitted to Lichfield District Council. This application seeks Prior Approval on the basis that the proposal to construct a single-storey rear extension to Gamekeepers Cottage, Burton Road, Whittington, does not comprise development for which planning permission is required.

The Application Site

- 1.2 The property is located on the western side of Burton Road, some 200 metres to the north of the edge of Whittington. The site comprises of a two-storey detached property known as Gamekeepers Cottage, with access and parking to the east of the site, a cluster of outbuildings to the rear western part of the site, railway track to the north and residential curtilage to the south.
- 1.3 The building is not statutory Listed as being of special architectural or historic interest, nor is it located within a Conservation Area. The application site is located within Green Belt.

Planning History

- 1.4 Planning Permission has been previously granted (reference 23/00020/FUH) for the erection of first floor rear extension and front porch on 4 August 2023.

- 1.5 A Lawful Development Certificate has been approved for the erection of single storey side extensions and front porch (reference 23/01164/CLP) on 30 November 2023.

The Proposed Development

- 1.6 The proposed development comprises the erection of a single-storey rear extension to provide 2no. bedrooms with ensembles to Gamekeepers Cottage Burton Road Whittington. The existing single storey element will be demolished to make way for the proposed extension this application relates.
- 1.7 The proposed single storey rear extension will project from the rear western elevation by 7.27 metres. The proposed rear extension will not extend beyond the side elevation of the original dwellinghouse. The proposed extension will not exceed the height of the existing dwelling. The extension will be constructed in walls that will be constructed in render to match the existing property. The proposed rear extension will have a dual pitched roof with an eaves height of 2.2 metres and a maximum height of 4 metres and will therefore not exceed 4 metres in height.

The Original Dwelling House

- 1.8 For the purpose of planning, the term "**original house**" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Following an inspection of the dwellinghouse, it appears as though the original dwellinghouse is of the same form as the existing dwelling as demonstrated by the historical OS map below dated 1914.

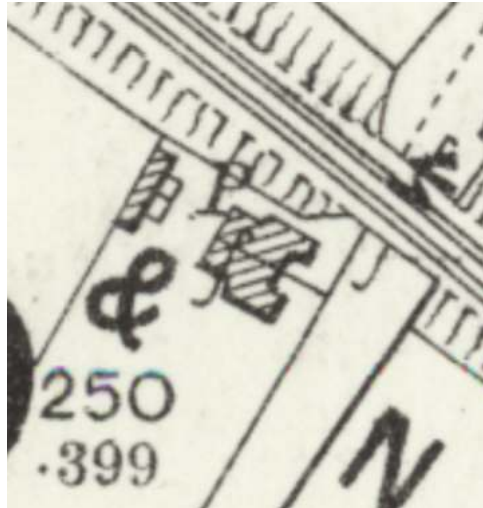


Image: Historical Map dated 1914

- 1.9 The original dwellinghouse was previously two smaller semi-detached cottages which was later renovated in the late 1960's by the applicants' grandfather to form a single dwellinghouse as is existing. The photograph below taken around 1984 by the applicants' grandfather also demonstrates a similar built form as the original dwellinghouse shown on historical OS mapping. Although the dining room and bathroom at ground floor form an original part of the dwellinghouse, it is considered the kitchen area at ground floor constructed with a flat roof is a previous addition.



Image: photograph of dwelling taken around 1984

Planning Assessment

1.10 The original dwelling is a detached property and has a maximum width of some 8.69 metres. The proposed rear extension will have a width of no greater than 7.58 metres to project entirely from the original rear elevation. The proposed rear extension will have a depth of 7.25 metres.

1.11 As shown on application drawing J3520-207 and J3520-208, it is considered that the proposed rear extension is permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) since:-

- a) The proposed rear extension, together with all other extensions, would not result in more than half of the area of the land around the original dwelling being covered by additions or other buildings;
- b) The proposed extension will not result in an extension forward of the principal elevation of the dwellinghouse;

- c) The extension will not be higher than the highest part of the existing roof;
- d) The original dwellinghouse is a detached property; the maximum depth of the single-storey rear extension would not be greater than 8 metres beyond the rear wall;
- e) The proposed extension does not come within 2 metres of the side boundary;
- f) The maximum eaves and ridge heights of the extension are no higher than the existing house;
- g) The proposed extension will be constructed in materials similar in appearance to the existing house;
- h) The proposed extension does not include provision for a veranda, balcony or raised platform;
- i) The application site is not located within a National Park, Area of Outstanding Natural Beauty, Conservation Area or World Heritage site.

1.12 In the light of the above circumstances the proposed single-storey rear extension is considered to be development that is permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). As such, the proposal comprises development for which planning permission is not required. In these circumstances a Lawful Development Certificate should be granted.

2.0 CONCLUSION

- 2.1 It is respectfully submitted that the proposed single-storey rear extension to Gamekeepers Cottage, Burton Road, Whittington comprises development that is permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). In the light of these circumstances a Lawful Development Certificate should be issued.

JRL/TD/6410

22 December 2023



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PLANNING STATEMENT

Gamekeepers Cottage
Burton Road
Whittington
Lichfield
Staffordshire, WS14 9NT
Our Reference: JRL/TD/6410
Date: 22 December 2023

CT Planning Limited

Three Spires House, Station Road
Lichfield Staffordshire WS13 6HX
Tel: 01543 418779
Email: apps@ctplanning.co.uk

