

Hints View,  
Hints Road,  
B78 3PQ

Mr C Byrne  
Planning Statement  
11.12.2023

### Planning Statement

#### **1.0 Site History**

- 1.1 The original site consisted of a single storey dwelling with a substantial rear garden space.
- 1.2 The front of the property consists of a stoned drive accommodating up to 4no common vehicles with a single garage protruding approximately 4.5m from the front elevation.

#### **2.0 Surrounding Area**

- 2.1 The site is located on Hints Road, Staffordshire and set in close proximity to the A453 Sutton Road Junction
- 2.2 There are two large commercial businesses in close proximity of no more than 100m. A large Mercedes Car Sales Centre and a Mechanical work shop with substantial car park to rear.
- 2.3 The dwelling neighbours another residential dwelling to the east and a green belt grazing field to the west
- 2.4 The site is located on the edge of a residential district with significant commercial presence
- 2.5 There are 3No. dwellings on the east of the greenbelt grazing field and 5No dwellings to the west of the grazing field. This is a mixed development of single and double story houses with single storey rear additions.





## ARCHITECTURE

### 3.0 Access

- 3.1 The site has an existing side access which has now been segregated from the main dwelling by low level timber fencing 1.2m high the access is to be shared by both the business and the dwelling

### 4.0 Proposed Extensions & Alterations

- 4.1 The proposal is to demolish the existing garage and rear utility and extend to the side approximately 1.7m leaving a 900mm passage to the rear of the property.
- 4.2 The existing sun room to the rear of the property is to be demolished and replaced with brick and block cavity to meet new regulations with picture windows overlooking the field to the west of the property.
- 4.3 Existing conservatory to be demolished to allow for a small 1m rear extension to create a new open plan kitchen/ living area and dining area, with new bifold doors to allow access to garden area.
- 4.4 The roof on the front elevation has been changed from a dual pitched gable to a single gable to balance/ uniform the elevation.
- 4.5 The rear roof is to be flat to be in keeping with the existing structure.
- 4.6 All materials proposed are to match existing on the front elevation, with brickwork been proposed to the rear extension with aluminium bifold doors.
- 4.7 Internal alterations are been made to provide a better flow through the property on entry along with providing larger rooms

### 5.0 Scale

- 5.1 The proposed ridge to the front elevation is to be approximately 450mm below the existing ridge.
- 5.2 Existing house including garage and conservatory is 144.5m<sup>2</sup> the proposal will see a reduction in floor area to 142.5m<sup>2</sup>

### 6.0 Conclusion

- 6.1 All extensions fall within government guidance to achieve planning permission.
- 6.2 The proposal sits within government guidelines set out in the NPPF.
- 6.3 Special care has been taken to ensure all materials match the principle elevations
- 6.4 No additional floor space has been added to the overall property
- 6.5 The application should be **Granted** planning permission.

#### Cr8 Architecture Ltd