

Certificate of Lawfulness Statement

Property Address: Molineux, Batesway, Upper Longdon, Staffordshire, WS15 1PS

Applicant: Mr Matt Filer and Vanessa Oakes

Proposal: Demolition and replacement of existing side extension (Class A) and erection of double garage and summer house within the curtilage of the existing property (Class E).

Prepared By: Applicant.

Date: February 2024

SITE ASSESSMENT

The existing detached property known as Molineux is located within a small group of existing dwellings focused around a tight bend in the road along Batesway, located within a shallow valley to the north of Upper Longdon and to the South of Brereton within Staffordshire. The site is covered by the west midlands Greenbelt but outside of Upper Longdon Conservation Area and Cannock Chase AONB which lie to the south. The site covers an area of approximately 0.33 Hectares consisting of the main detached dwelling, alongside a number of outbuildings (of various materials) to include the remnants of a single storey double garage. There is no previous planning history associated with property.

PROPOSALS

- Development in accordance with Class A and E of the Town and Country Planning (General Permitted Development) Order
- Relevant measurements as follows:
 - Erection of a Double Garage W 6.960m X D 6.290m x H 4m
 - Summer House W 9.785m X D 6.290m x H 4m
 - Side Extension W 3.240m X D 4.160m X H 3.994m

The work is proposed to be carried out in spring / summer of 2024.

CONCLUSION

The alterations to the side extension and construction of both the double garage and summer house fall under permitted development rights with the proposals complying with the following

Side Extension

Class A

A.1 (a), (e) and (f). the development would not exceed the height of the existing dwelling, nor would it extend beyond the principal elevation or rear wall and doesn't exceed 4m.

Double Garage and Summer House

Class E

(b) Development wouldn't exceed 50% of the total area of the curtilage

(c) Not forward of the principal elevation

(d) all single storey

(e) (i) 4m with a dual pitch

(f) eaves will not exceed 2.5m