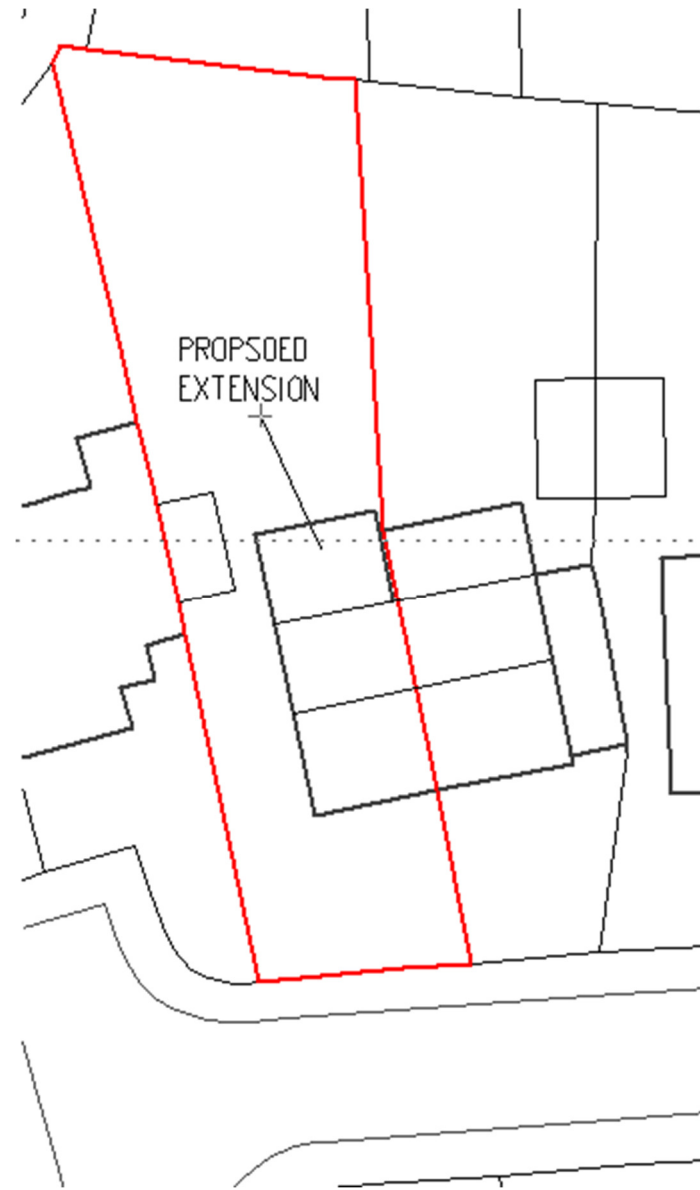


Planning and Sustainability Statement

24/00316/FUH

Erection of single storey rear extension,
18 Pass Avenue Whittington WS14 9NL

J Mason Associates



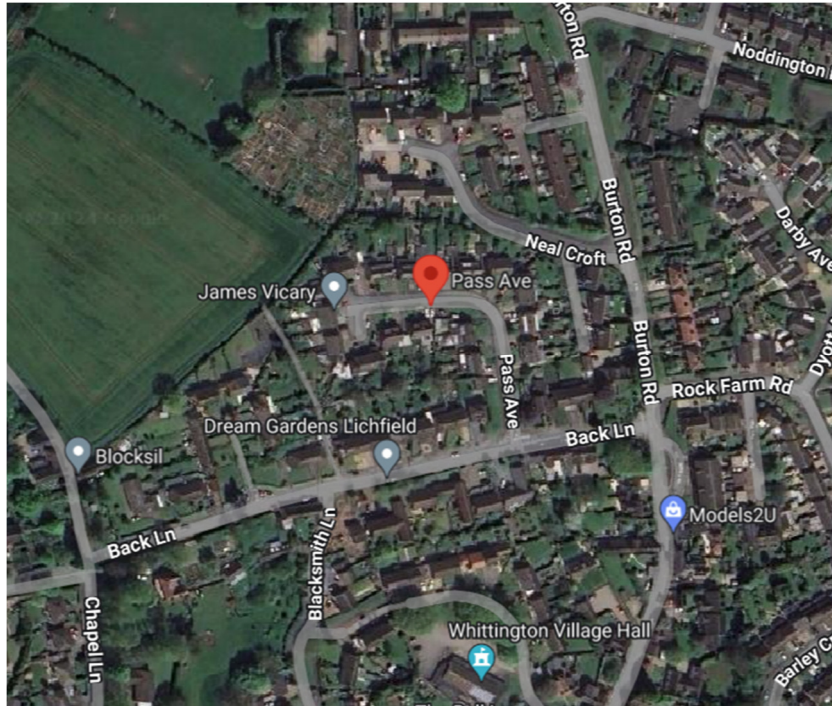
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1.0 INTRODUCTION

- 1.1** - This statement accompanies the application for full planning permission which has been submitted on behalf of Ms Milne (the Applicant), seeks permission for a single storey rear extension.
- 1.2** - The proposal responds to the site constraints by providing a high-quality residential change that will make a positive contribution to both local character and the extension would be constructed of materials to match the existing dwelling.
- 1.3** - This statement will demonstrate that the proposed development will achieve sustainable development in a manner that is consistent with the NPPF.
- 1.4** - It will also be shown that the application proposal does not contravene adopted development plan. There are no planning reasons that would prevent planning permission being awarded. It is therefore respectfully requested that planning permission should be granted.

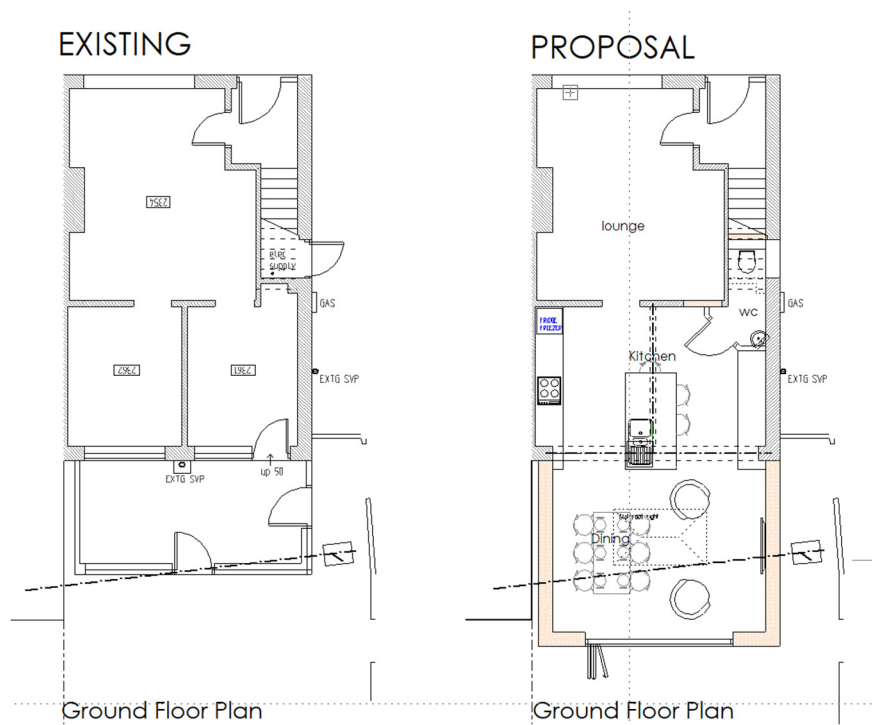
2.0 SITE LOCATION



2.1 – The semi-detached property situated on the eastern northern side of Pass Avenue Lane, Whittington. Pass Avenue streetscape of mixed style properties and sizes with modern extensions over the years. Property styles consist of 2 storey semidetached with pitched tiled roofs and dormer bungalows similar in style to the applicants property. Pass Avenue is located within the West Midland Green Belt.

3.0 PROPOSED DEVELOPMENT

3.1 - This application seeks permission to extend and remodel the existing property to suit families growing needs. The proposal consists of a simple flat roof single storey extension to increase kitchen and dining space. The existing rear conservatory will be demolished to allow for the new flat roof extension. The extension would be constructed of materials to match the existing dwelling



NATIONAL PLANNING POLICY

National Planning Policy Framework (July 2021)

4.1 - The National Planning Policy Framework has been revised in 2021 and sets out the Government's planning policies for England and how these should be applied in practice.

4.2 - The NPPF has replaced all previous documents such as PPG's and PPS's, all ministerial circulars. It is a material consideration in the determination of planning applications (paragraph 2).

4.3 - The Framework contains a clear presumption in favour of sustainable development and requires LPA's to approve all individual applications which accord with an up-to-date development plan without delay.

4.4 - The plans seek to provide sustainable development through economic, social, and environmental means and have several key aspirations which are relevant to the current proposal. The plan confirms LPA's should support the following:

- Growth and innovation
- Strong, vibrant, and healthy communities
- A high-quality built environment
- Protect and enhance the built and historic environment

4.5 - In terms of decision making, sustainable development is achieved by the application of Paragraph 11 which states:

- approving development proposals that accord with the development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

1. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
2. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.6 - In Part 12 'Achieving Well-Designed Places' the NPPF states that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development and indivisible from good planning.

4.7 - Paragraph 125 states that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It is acknowledged that through planning policy good design is a key aspect of sustainable development.

4.8 - Paragraph 130 sets design requirements for developments including being visually attractive as a result of good architecture and being sympathetic to local character including surrounding buildings and the landscape setting. The impact of development on neighbour amenity is also covered.

4.9 - Paragraphs 17 and 19 also confirm LPA's should adopt a positive attitude to sustainable proposals and look for solutions rather than problems. Decision takers at every level should seek to approve applications for sustainable development whenever possible.

4.10 - Chapter 6 relates to the creation of high-quality homes and LPA's should seek to ensure:

- A mix of housing types and tenures
- Good design with positive planning for inclusive design

5.0 LOCAL PLANNING POLICY

5.1 - The Development Plan for the area consists of the Lichfield Local Plan Strategy 2008 – 2029 (Adopted 17 February 2015)

5.2 - The adopted Local Plan is made up of three parts, which are:

- (1) The Lichfield District Local Plan Strategy (The LPS), which was adopted in 2015 and provides the planning strategy for the District from 2008 to 2029.
- (2) The Lichfield District Local Plan Allocations (Focused Changes)' (the Allocations Document), which was adopted in 2015 and provides policies to supplement the LPS, again for the 2008-2029 period.
- (3) The Local Plan Strategy 2008-2029 Policies Map (the Policies Map).

Policies within the 'Sustainable Communities' section of the Local Plan require new development to contribute to sustainable development and enhance the quality of life for residents, now and in the future.

Core Policy 3: 'Delivering Sustainable Development' underpins the Local Plan and sets out principles against which all development proposals will be assessed to ensure the creation and maintenance of sustainable communities

Development management Policy SC1: 'Sustainability Standards for Development' seeks to ensure the sustainable design and construction of buildings, particularly through reducing carbon emissions, and thereby contribute to sustainable communities.

Core Policy 13: Our Natural Resources is the over arching policy which safeguards our natural resources including biodiversity and development management policy **NR3:** Biodiversity, Protected Species and their Habitats protects, enhances, restores our biodiversity and geodiversity and seeks to deliver a net gain for biodiversity where impacts arise from development proposals.

Development Management policy **NR2:** Development in the Green Belt seeks to enhance the beneficial use of the Green Belt whilst retaining its character and openness in accordance with national policy and **NR5:** Natural and Historic Landscapes provides the development management policy safeguard through decisions which protect, conserve and enhance sites of international, national, regional and local importance.

Core Policy 14: Our Built and & Historic Environment is an over arching policy which serves to protect and improve the built environment this further supported through development management policy **BE1:** High Quality Development: All developments proposals should ensure that a high quality sustainable built environment can be achieved.

To assist applicants in achieving the aims of these policies the District Council has developed the a sustainability checklist which will form Appendix B of this document and become part of the Planning Validation requirements once approval from the relevant Committees has been gained.

5.3 - Core Policy 3 of the LPS relates to sustainable development and states that the District Council will require development to contribute to the creation and maintenance of sustainable communities, and it sets out key issues which development should address. Those most relevant to the application include development being of a scale and nature appropriate to the locality.

5.4 - Core Policy 13 of the LPA regarding the District's natural resources note how an off-site impact of a development on the Cannock Chase Special Area of Conservation has the potential to be mitigated by a financial contribution towards mitigation delivery.

5.5 - In relation to **Policy NR2** of the Local Plan Strategy (2015) seeks to retain the character and openness of the Green Belt. The construction of new buildings is regarded as inappropriate, unless it is for one of the exceptions listed in the NPPF. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should only be approved in very special circumstances. The LPA should regard construction of new buildings as inappropriate in the Green Belt. An exception to this is for the extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original dwelling (Paragraph 149).

5.6 - Policy NR4 of the Lichfield District Local Plan Strategy recognises the importance of the District's trees as visual and ecological assets in the towns, villages and countryside and requires that conflict between retained trees and the built form should be designed out at the planning stage.

5.7 - To further assess planning applications, guidance is provided in several Supplementary Planning Documents. The ones most relevant to the application are:

- Sustainable Development Supplementary Planning Document 2015 (Annex A* updated 2019)
- Rural Development Supplementary Planning Document 2015
- Trees, Landscaping and Development Supplementary Planning Document 2016.
- Biodiversity and Development Supplementary Planning Document 2016

6.0 PROPOSAL ASSESSMENT

6.1 –The proposed scheme is in proportioned manner which is suitable for modern day living, whilst respecting and responding to its positive attributes would not be considered harmful to the character and appearance of the Green Belt.

6.2- The proposals sits in proportion to the original hosts scale when compared with other neighbouring properties recently extended and consistent with surrounding rear extensions to similar housetypes adjacent. The proposed extension has also been placed both logically and sympathetically designed with minimum impact on views from the street.

6.4 – Characteristic of the proposals are similar in style and height to the existing dwelling considerably distanced, allowing the proposal to sit comfortably within the street scene and its context.

6.6 - The proposed materials are intended to match the style, type, and colour of the existing. The same palette of materials will be used on the proposed extension. Both the materials and detailing will match the style and character of the area.

6.7 -The proposal is not located in a conservation area nor are there any TPO'd trees within the site.

7.0 CONCLUSIONS

7.1 - The proposal is in keeping with the design and character of houses located on Pass Avenue ; maintaining separation between neighbouring properties and not considered to have a detrimental impact upon the amenity level of neighbouring residents.

7.2 - The proposal is respectful of scale that is proportionate to the size of the host settlement and will not have any adverse effects in terms of highway safety, or place significant pressure on existing services, such as schools and health care facilities.

7.3 - Overall, it is considered that this proposal achieves sustainable development, through good design, adapting existing dwelling to serve the needs of the current owner and maintain parking standards for dwelling.

7.4 - The proposed extensions will provide additional space, meeting the required needs of the applicant in relation to rehabilitation and longer-term care.

7.5 - On this basis, it is considered that the application does not contravene any up-to-date saved policies of the adopted Local Plan. The proposed extensions and alterations would respond positively to the character and appearance of the host dwelling, and they would respect its setting within West Midlands Green Belt. Accordingly, it is advanced that the proposal complies with the requirements of the development plan policies outlined within.

Planning & Sustainability Statement Prepared by J Mason Associates

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