

PLANNING STATEMENT

1 GILES ROAD, LICHFIELD

February 2024

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Dan Rose and supports a full planning application for a new residential 3-bed dwelling (2 storey) on the corner of Giles Road and Dimbles Lane, Lichfield.
- 1.2 The application site comprises undeveloped land adjacent to the residential property at 1 Giles Road and forms the corner plot on the junction of Giles Road and Dimbles Lane.
- 1.3 This statement sets out the contents of the planning application and the proposals in a clear and informative way. The statement will then assess the merits of the planning application against prevailing planning policies at both the national and local level, as well as considering policies and guidance. It will also bring together additional supporting information accompanying the planning application.
- 1.4 It will be shown that the proposals are in accordance with national and local planning policies and the presumption in favour of sustainable development. Accordingly, it is respectfully requested that planning permission be granted.

2. THE SITE & SURROUNDING AREA

- 2.1 The Site Location Plan shows the site in its immediate context. The site comprises undeveloped land at 1 Giles Road and forms the corner plot on the junction of Giles Road and Dimbles Lane.
- 2.2 The land site rises gently up from Giles Road and Dimbles Lane and is open and undeveloped. The site forms part of the residential curtilage of 1 Giles Road, comprising part of the front and back garden areas of this property.
- 2.3 A close boarded 6ft high timber fence currently runs along the site's frontage with Dimbles Lane with a sloping grass bank between the fence line and pavement. This grass bank also lies within the applicant's ownership.
- 2.4 The site also includes the existing driveway of 1 Giles Road along with the attached car port comprising a lean-to canopy, however the application does not include the existing property itself. The driveway slopes gently down to Giles Road.
- 2.5 Giles Road and Dimbles Lane are residential streets within a predominantly residential area of northern Lichfield. 1 Giles Road is located at the western end of a line of detached 2-storey residential properties set back along the road. There are also 2 storey residential properties opposite the site on Giles Road.
- 2.6 To the north the site backs onto an area of public open space that runs alongside Eastern Avenue. There is a permissive footpath behind the site providing access to this area of open space from Dimbles Lane.
- 2.7 Dimbles Lane connects to Eastern Avenue (A5192) to the north which in turn connects to the Western Bypass and Stafford Road further to the west. Eastern Avenue serves the northern and eastern areas of Lichfield, including Curborough and Netherstowe and eventually links to the A5127 (Trent Valley Road) to the south east, near to Lichfield Trent Valley Train Station.
- 2.8 To the south, Dimbles Lane connects into the centre of Lichfield via Anson Avenue and Beacon Street.
- 2.9 The nearest bus stop is located on Dimbles Lane near to the junction with All Saints (approximately 75m to the south). This stop is served by the 31 and 32 Diamond Bus Services. The 31 and 32 are the Lichfield Circular routes providing regular weekday and Saturday services into Lichfield city centre via the northern and eastern suburbs. The bus services connect to Lichfield Bus Station which is located opposite Lichfield City Train Station. This train station

(along with Lichfield Trent Valley) is located on the Birmingham cross-city line, with regular services into Birmingham New Street via Sutton Coldfield.

- 2.10 The site is located in a highly sustainable location, with a good number of services and facilities within the vicinity. This includes a Co-op food store, Boots Pharmacy and Langton Grange Medical Centre, all at Marks Walk approximately 200m to the west. Curborough Community Centre is located approximately 300m to the south east, beyond which lies Willows County Primary School.
- 2.11 Approximately 400m to the south along Dimbles Lane is St Chads Health Centre, beyond which is a small parade of shops (approximately 500m) including a Spar, fish bar, butchers and newsagents. Chadsmead Primary Academy and St Peters and St Pauls RC Primary School are both located in the vicinity further to the south.
- 2.12 To the north across Eastern Avenue is Lichfield Sports Club and Stychbrook Cemetery. Stychbrook Park is located approximately 400m to the north east. The Friary School and Friary Grange Leisure Centre are located approximately 900m to the west along Eastern Avenue.
- 2.13 The site lies within the urban area of Lichfield and there are no statutory designations covering the site or within the immediate vicinity. The site lies within Flood Zone 1 – land at lowest risk of flooding.

3. PLANNING HISTORY

3.1 There is relevant planning history associated application site. This is set out below:

98/00769/FUL	Re-building of dwelling – Application approved 15 th October 1998
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4. THE PROPOSED DEVELOPMENT

- 4.1 The application proposal seeks the development of a single residential property within the curtilage of 1 Giles Road.
- 4.2 It is proposed to construct a 3-bedroom 2-storey detached dwelling following the existing building line along the northern side of Giles Road.
- 4.3 The ground floor of the new property will include a kitchen dining room, living room and downstairs toilet. The upstairs will include 3 bedrooms and bathroom. Double doors will lead out from the living room to the private rear garden.
- 4.4 The new dwelling will have a gable frontage with 45 degree pitch roof. The property will be constructed of red brick with grey tile roof and flat tile finish on the gable frontage.
- 4.5 A new single storey garage with pitched roof is proposed to serve the new property. The garage will be located between the new property and 1 Giles Road.
- 4.6 The existing driveway will remain in situ and will be improved to become a shared driveway serving both properties. An existing dropped kerb on Giles Road serves this driveway. Two parking spaces will be allocated for each property, with two tandem parking spaces for the new dwelling in front of the garage, with two other parallel spaces at the front of the existing property. A small turning head is also provided to help manoeuvrability.
- 4.7 A new private garden area will be created to the rear of the new property, with new hedgerow planting and close boarded fence along the boundary with Dimbles Lane. There will be new shrub planting in the rear and front garden areas.
- 4.8 The design of the proposed dwelling reflects the style of the existing dwellings along Giles Road with front facing gable elevations and pitched roofs.

5. PLANNING POLICY CONTEXT

- 5.1 This section provides an overview only of relevant planning policy to the application proposals.
- 5.2 In accordance with Section 38 of the Planning and Compulsory Purchase Act (PCPA), applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 Material considerations for any proposal are national policy and guidance contained within the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) and any relevant Supplementary Planning Documents (SPDs) adopted by the Council.

Lichfield Local Plan Strategy (2008-2029)

- 5.4 Core Policy 1 relates to the spatial strategy and states that the Council will contribute to the achievement of sustainable development to deliver a minimum of 10,030 dwellings between 2008 and 2029 within the most sustainable settlements, Lichfield being the most sustainable settlement, and making best use of and improving existing infrastructure. Development should make efficient use of land and prioritise the use of previously developed land.
- 5.5 Core Policy 2 relates to the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.6 Core Policy 3 requires development to contribute to the creation and maintenance of sustainable communities.
- 5.7 Policy SC1 sets out the minimum sustainability standards for new build developments to ensure that development minimises environmental impacts.
- 5.8 Core Policy 6 states that housing development will be focussed upon the key urban and rural settlements, this includes Lichfield City.
- 5.9 Core Policy 13 seeks to protect the District's natural resources including biodiversity.
- 5.10 Policy NR3 relates to biodiversity, protected species and their habitats.
- 5.11 Policy NR4 seeks to protect trees, woodland and hedgerows across the District.

- 5.12 Policy NR9 requires development to not have a negative impact on water quality, either directly through pollution of surface or ground water.
- 5.13 Core Policy 14 states that the Council will protect and improve the built environment and have special regard to the conservation and enhancement of the historic environment.
- 5.14 Policy BE1 seeks high quality development that has a positive impact on the significance of the historic environment, reduces carbon emissions, the built vernacular and respecting the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views. The policy also seeks a positive impact on the natural environment with effective hard and soft landscaping, as well as avoiding impacts on amenity.
- 5.15 Policy Lichfield 1 states that Lichfield City will maintain and enhance its role as a separate, freestanding community, surrounded by Green Belt and open countryside, offering a high quality environment in which to live and work, and to visit, functioning as a strategic centre offering a range of services and facilities which serve both the City and its hinterland. Development will be of the highest quality and whether modern or traditional, will be designed to complement and enhance the character of its surroundings.
- 5.16 Policy Lichfield 4 states that approximately 38% of the District's housing growth to 2029 will take place in and around Lichfield City, with around 46% of this being located within the urban area.

Sustainable Design SPD (December 2015, updated 2019)

- 5.17 This SPD seeks to give guidance on how the layout and density can assist in creating sustainable development, through green infrastructure, standards for parking spaces around dwellings, utilising sustainable drainage systems, creating walkable communities and energy efficient layouts.
- 5.18 The SPD considers daylight and sunlight levels having regard to the 45 degree and 25 degree daylight guidelines. It also states that there should be at least 21m between dwellings where primary principal habitable windows face each other. It is also clear that windows in side elevations at first floor to serve principal habitable rooms will not generally be supported, where neighbouring properties exist.
- 5.19 To avoid any undue overbearing impact on neighbouring properties in terms of outlook as a result of new development, both from and to, where one

dwelling faces the two storey side of a neighbouring property, and which is a blank elevation (i.e. no facing windows), the minimum distance separation between the 2 storey parts of each dwelling should be 13 metres.

- 5.20 The provision of garden space for dwellings is important in order to provide activities connected with outdoor residential use. All private amenity space should be a minimum of 10 metres in length and the total area of the garden should be a minimum of 65 square metres for dwellings with 3 and 4 bedrooms.

National Planning Policy Framework (December 2023)

- 5.21 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. It comprises of three main sections – Achieving Sustainable Development, Plan-Making and Decision-Taking. The Framework applies to both plan making and development management.
- 5.22 Paragraph 8 defines three overarching objectives that the planning system should pursue in order to achieve sustainable development. These, it says, are interdependent and should be pursued in mutually supportive ways:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

5.23 At the heart of the NPPF is a presumption in favour of sustainable development, defined by Paragraph 11. This applies to both plan-making and decision-taking. In respect of the latter, Paragraph 11 states:

“For decision-taking this means:

c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) 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:

i. 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

ii. 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.”

5.24 Paragraph 12 states:

“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

5.25 Paragraph 38 requires local planning authorities to approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and decision-makers at every level should seek to approve applications for sustainable development where possible.

5.26 Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 5.27 Paragraphs 55-57 concern the use of planning conditions and obligations, setting out how conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 5.28 Paragraph 60 reiterates the Government's objective of significantly boosting the supply of homes.
- 5.29 Paragraph 123 requires planning policies and decision to support development that makes efficient use of land.
- 5.30 Paragraph 124 adds that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, and promote and support the development of under-utilised land and buildings, especially of this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.31 Paragraph 131 is clear that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.32 Paragraph 135 states that decisions should ensure that developments will function well and add to the overall quality of the area, and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 5.33 Paragraph 186 concerns biodiversity and confirms that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

5.34 Paragraph 224 confirms that the policies contained within the NPPF constitute material considerations which should be taken into account in dealing with applications from the day of its publication.

6. PLANNING ASSESSMENT

Principle of Development

- 6.1 Core Policy 1 of the adopted Lichfield Local Plan Strategy seeks to direct new dwellings towards the most sustainable settlements, with Core Policy 6 reaffirming this. Policy Lichfield 1 is clear that Lichfield will maintain and enhance its role as a functioning strategic centre offering a range of services and facilities.
- 6.2 Policy Lichfield 4 states that approximately 38% of the District's housing growth to 2029 will take place in and around Lichfield City, with around 46% of this being located within the urban area.
- 6.3 The site is located within the urban area of Lichfield City, the largest and most sustainable settlement within Lichfield District. The site lies within close proximity to a significant number of services and facilities.
- 6.4 The delivery of a dwelling on this site accords with these Local Plan policies as well as the National Planning Policy Framework (NPPF) with regards to the addition of a 3-bedroom dwelling helping to boost the supply of housing in the District and the presumption in favour of sustainable development.
- 6.5 Core Policy 1 also supports development that makes best and efficient use of land within the most sustainable settlements. This is also supported by paragraph 123 of the NPPF.
- 6.6 The proposals make the best and efficient use of an existing corner plot of land that is suitable for residential use within a residential area.
- 6.7 On this basis the proposals are in accordance with Core Policies 1, 2, 3 and 6 and Policies Lichfield 1 and 4 of the Local Plan, and the objectives of the NPPF.

Design

- 6.8 Policy BE1 of the adopted Local Plan seeks high quality development that has a positive impact on the built vernacular and respects the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views.
- 6.9 Policy Lichfield 1 adds that development will be of the highest quality and whether modern or traditional, will be designed to complement and enhance the character of its surroundings.

- 6.10 The new dwelling has been designed to reflect the character of the existing streetscene and dwelling types along Giles Road.
- 6.11 The dwelling is detached, 2-storeys with 3-bedrooms. The front elevation comprises a gable end form with pitched roof. The ridge line extends from the front to the rear of the dwelling. This style reflects that of the existing 2-storey properties along Giles Road, all of which have front gable ends with pitched roofs.
- 6.12 The design of the new dwelling closely reflects those properties on the opposite side of Giles Road with a shallower pitched roof. This is opposed to the steeper 60 degree pitched pyramid style roof on those properties along the northern side of Giles Road. This is due to the proposed design seeking to achieve a more modern and functional layout whilst best reflecting the styles along Giles Road.
- 6.13 In terms of materials the new dwelling will be constructed of red brick and grey tile, however will have a flat tile finish on the front gable end to reflect the style of the adjacent properties along the northern side of Giles Road.
- 6.14 The positioning and orientation of the new dwelling also respects the existing building line along Giles Road.
- 6.15 The proposed dwelling is of a character and appearance that respects the surrounding area and development in terms of its layout, size, scale, architectural design and public views. The proposal is therefore in accordance with Policies BE1 and Lichfield 1 of the adopted Local Plan, as well as paragraph 135 of the NPPF.

Amenity

- 6.16 Policy BE1 of the adopted Local Plan seeks to avoid impacts on amenity.
- 6.17 The Sustainable Design SPD considers daylight and sunlight levels having regard to the 45 degree and 25 degree daylight guidelines. It also states that there should be at least 21m between dwellings where primary principal habitable windows face each other. It is also clear that windows in side elevations at first floor to serve principal habitable rooms will not generally be supported, where neighbouring properties exist.
- 6.18 The new dwelling meets the 45 degree and 25 degree guidelines as set out in the SPD. Furthermore, there will be at least a 21m distance between the

habitable windows on the front elevation and the habitable windows on the opposing dwellings. The new dwellings follows the existing building line.

- 6.19 A window is proposed at first floor level in the western side elevation facing Dimbles Lane. No windows are proposed on the eastern side elevation facing the neighbouring property.
- 6.20 The SPD is also clear that the provision of garden space for dwellings is important in order to provide activities connected with outdoor residential use. All private amenity space should be a minimum of 10 metres in length and the total area of the garden should be a minimum of 65 square metres for dwellings with 3 and 4 bedrooms.
- 6.21 The proposed private garden space for the new 3-bed dwelling will exceed 10m in length and the minimum area of 65sqm that is required.
- 6.22 There will be no overlooking, loss of light, overshadowing or loss of privacy as a result of the new dwelling. On this basis there will be an acceptable standard of amenity for future residents, with no adverse impacts on the amenity of neighbours.
- 6.23 The proposals are therefore in accordance with Policy BE1 of the Local Plan and the Sustainable Design SPD.

Landscaping and Planting

- 6.24 Policy BE1 seeks a positive impact on the natural environment with effective hard and soft landscaping. Policy NR4 seeks to protect trees, woodland and hedgerows across the District.
- 6.25 The proposals include new hedgerow planting along the boundary with Dimbles Lane, behind which will be a close boarded timber fence around the perimeter of the rear garden. The front garden will comprise amenity grass as well as new shrub planting throughout.
- 6.26 No existing trees or hedgerow will be removed as part of the development proposals.
- 6.27 In this regard there will be no conflict with relevant Local Plan policies or the NPPF.

Access and Highways

- 6.28 The new dwelling will share the existing driveway with 1 Giles Road. This shared driveway will provide access to two designated parking spaces for the new dwelling and two other designated spaces serving 1 Giles Road (4 spaces in total).
- 6.29 The new dwelling will have two tandem spaces at the end of the driveway, with a new single storey garage behind.
- 6.30 The existing dwelling (1 Giles Road) will have two new parallel parking spaces at the front. There will be a small turning head to allow these vehicles to manoeuvre.
- 6.31 The proposals will have sufficient on-plot parking, however there is sufficient unrestricted on-street parking along both Giles Road and Dimbles Lane. It is considered that the addition of a single dwelling on Giles Road will therefore have no adverse impacts on highway safety.
- 6.32 The new dwelling will be in a sustainable location, within walking and cycling distance to a number of services and facilities including bus stops along Dimbles Lane. These bus stops are served by the regular Lichfield Circular bus service providing direct access into Lichfield city centre.
- 6.33 The proposals are therefore in full accordance with the adopted Local Plan and NPPF with regards to access and highway safety.

Planning Balance

- 6.34 The proposal for a new dwelling makes efficient use of land within a highly sustainable location in a predominately residential area. The principle of development is acceptable.
- 6.35 The delivery of an additional 3-bed dwelling will contribute towards the supply of housing within Lichfield District and is in line with the NPPF's objective to help boost the supply of housing.
- 6.36 The design of the new dwelling reflects the character of the surrounding area, notably the appearance and form of existing dwellings along Giles Road.
- 6.37 There would be no adverse impacts on residential amenity, nor highway safety or any other matter as a result of this development.

- 6.38 There would be economic and social benefits through the construction of the development and enhancing the vitality of the local community and services through increased spending from future residents.
- 6.39 The proposals are therefore in full accordance with relevant policies in the Lichfield development plan, including the adopted Lichfield Local Plan Strategy and Sustainable Design SPD. The proposals are also in accordance with the NPPF. On this basis the proposals should be granted planning permission.

7. CONCLUSIONS

- 7.1 This application is for the construction of a residential 3-bed, 2-storey dwelling on the corner of Giles Road and Dimbles Lane, Lichfield.
- 7.2 The application site comprises undeveloped land adjacent to the residential property at 1 Giles Road and forms the corner plot on the junction of Giles Road and Dimbles Lane.
- 7.3 The proposal makes efficient use of land within a highly sustainable location in a predominately residential area. The principle of development is considered acceptable.
- 7.4 The delivery of an additional 3-bed dwelling will contribute towards the supply of housing within Lichfield District and is in line with the NPPF's objective to help boost the supply of housing.
- 7.5 The design of the new dwelling reflects the character of the surrounding area, notably the appearance and form of existing dwellings along Giles Road.
- 7.6 There would be no adverse impacts on residential amenity, nor highway safety or any other matter as a result of this development.
- 7.7 There would be economic and social benefits through the construction of the development and enhancing the vitality of the local community and services through increased spending from future residents.
- 7.8 The proposals constitute sustainable development and are in full accordance with relevant policies in the Lichfield development plan and the National Planning Policy Framework. Therefore, it is respectfully requested that the Council grant planning permission.

