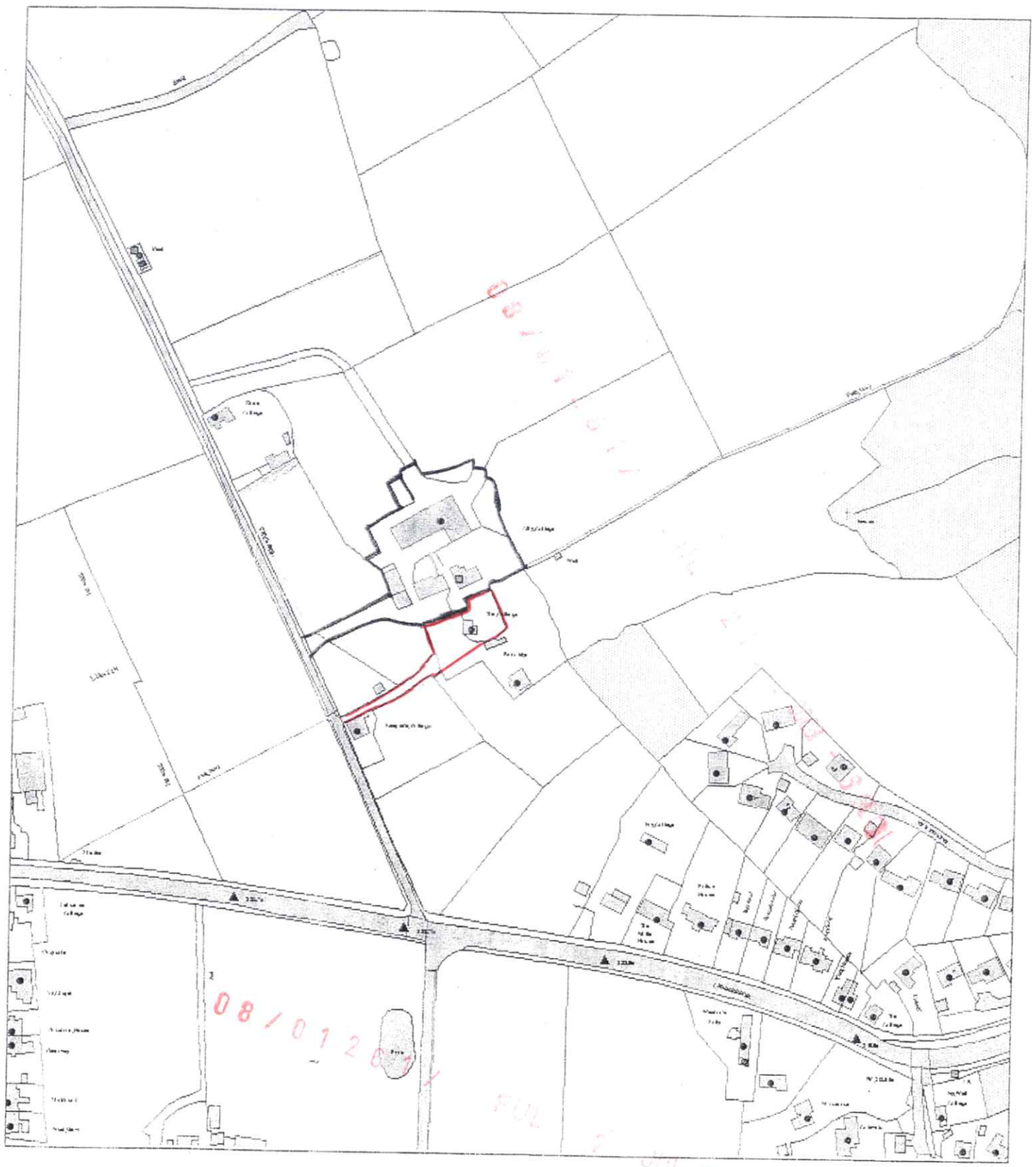
Reference:	THE COTTAGE, CITY LANE.



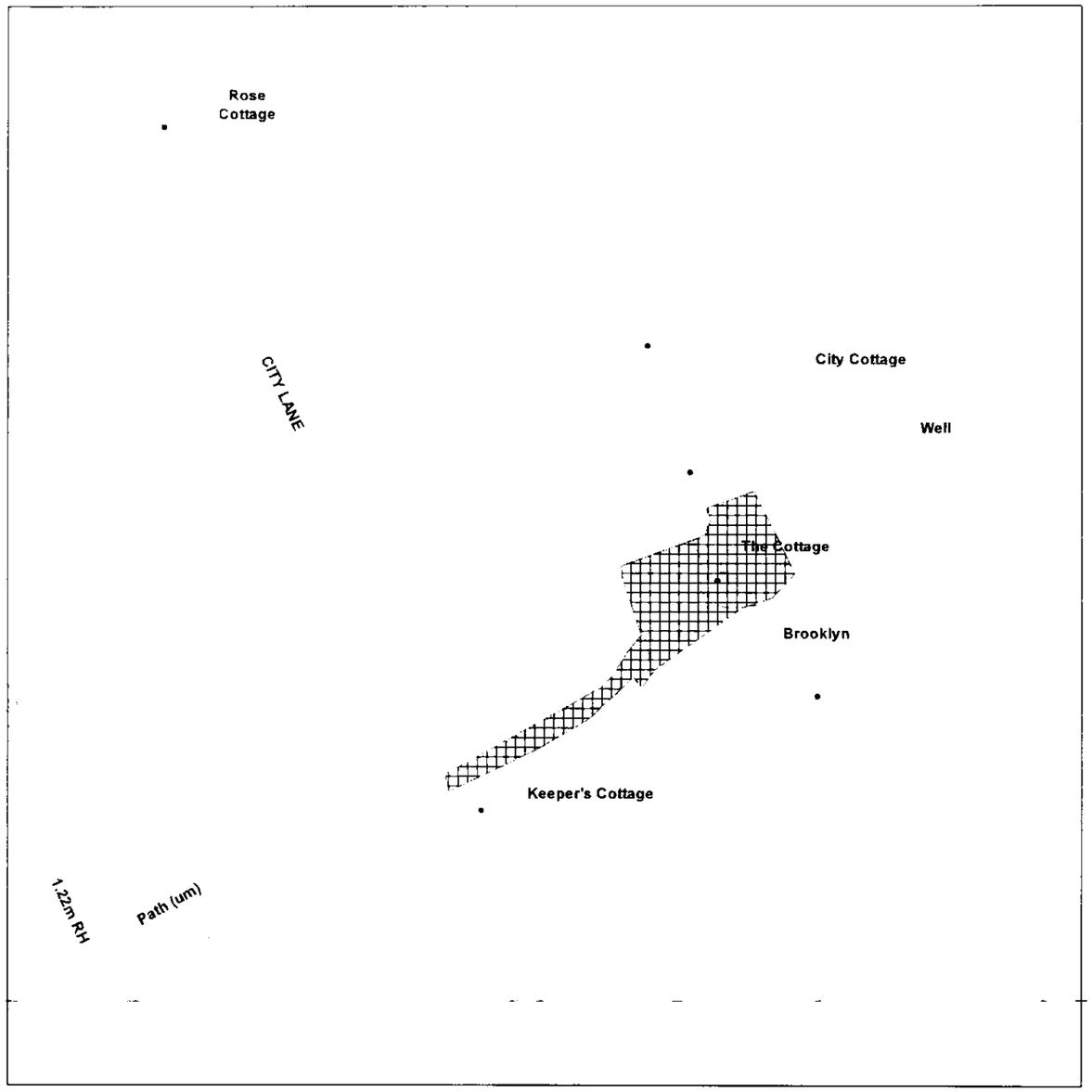
Scale : 1:2500

This copy has been produced specifically for the Map Return

Organisation	Not Set
Department	Not Set

08/01261/FUL

The Cottage, City Lane



Scale : 1:1250

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Not Set
Department	Not Set
Comments	
Date	02 July 2008
SLA Number	Not Set.

*Produced using ESRI (UK)'s MapExplorer 2.0 - **http://www.esriuk.com***

The Cottage, City Lane, Longsdon

Planning statement / Design and Access statement

The proposal is for a small extension in relation to the existing cottage.
The existing is a small single bedroom cottage which has wooden outer buildings attached to it to provide a wash area and toilet. The existing cottage is structurally sound and is approximately 70 sqm in total including the attached wooden buildings. There is also ancillary living adjacent to the property which provides an extra bedroom and small living area which is approximately 16 sqm in total. This has been built out of temporary materials and has been lived in for 12 years plus due to the fact of it been impossible for a modern day family to live in the tiny existing cottage alone.
All facilities in the existing property are substandard and do not meet any form of modern day standard.
The existing has no heating system, no insulation, and is completely insufficient.

The proposed extension would rejuvenate the property to provide modern facilities which would enable the existing to be adapted to a 3 bedroom realistic modern day family home.

All properties within close proximity are far greater in size and floor space and have been extended at least once since being built to provide facilities to a modern day standard. If the proposed was approved this would still leave this property being the smallest in the area but meeting a modern day standard.

During pre application meetings with Mrs Jayne Curley discussions were held with reference to the 1st proposed scheme/ drawing. The following preferred design criteria were listed by Mrs Curley during the meeting.

- Reduce size. (no other size indications given)
- Reduce ridge height. (Both ridges reduced by 500mm creating the visual appearance of an existing cottage with an extension which has a lower ridge height.)
- Reduce number of roof lights.
- Change shape and size of windows. (To be taller and narrower)
- Remove all Dorma windows.
- Change in roof line. (making a softer visual appearance)

All of the above changes have been made to the proposed application in order to achieve all of points listed on the preferred design list.

The proposed would retain major elements of the original dwelling and the extension would be created using materials which would match and are in keeping with the existing cottage, coursed natural stone walls and Staffordshire blue roof tiles.

There is no history of nuisance from the site and the additional building should not adversely affect properties in the area.
No protected species or other wildlife, flora or fauna will be adversely affected.

Highway and pedestrian access to the site is well formed with modern construction fully in accordance with Staffordshire county council highways department and is adjacent to the A53.

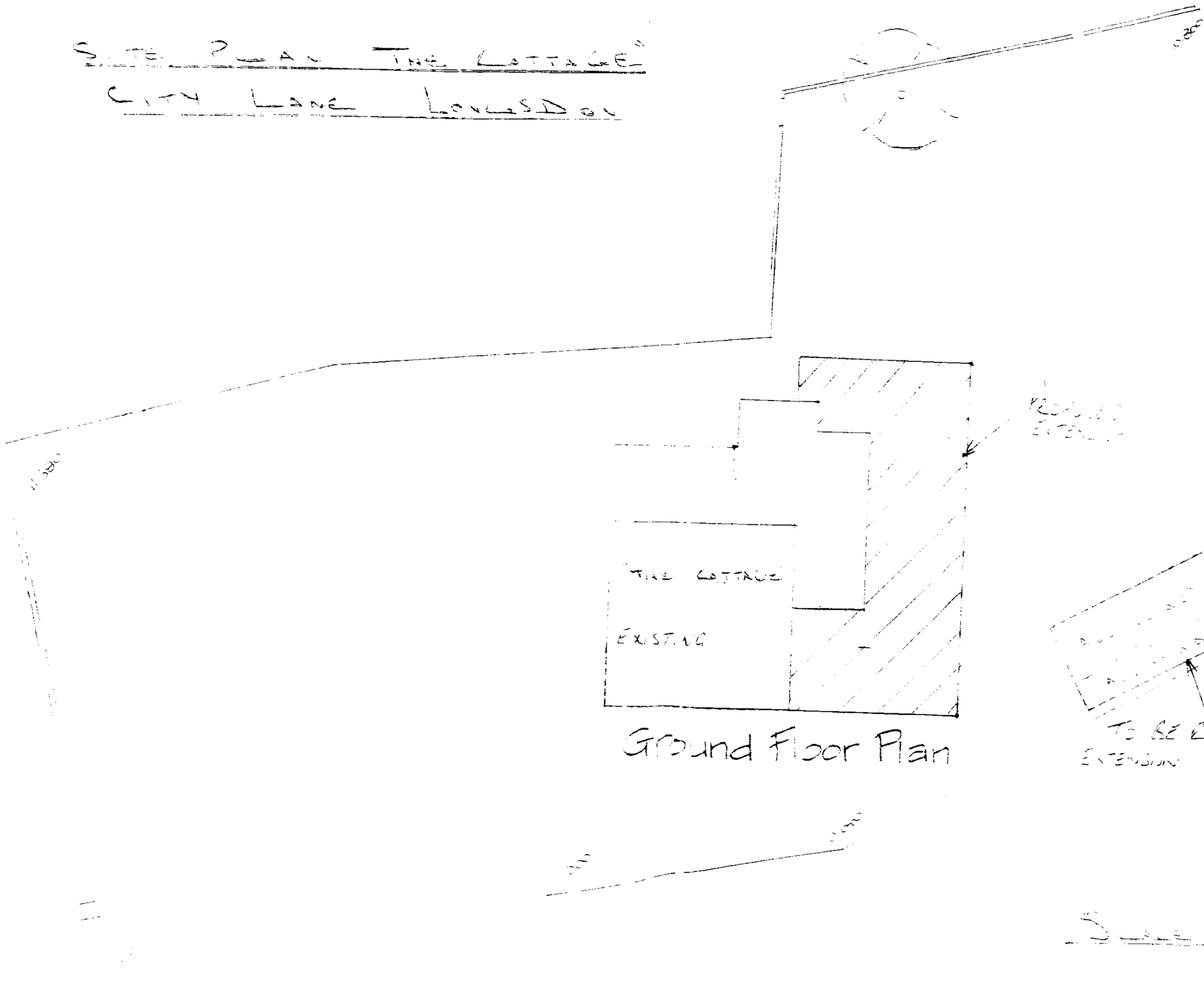
Sub section B of policy H13 justifies extensions where the original dwelling size is very small and the extension is necessary to improve the property to a satisfactory standard of facilities and accommodation.
A satisfactory standard refers to the need to provide the dwelling with basic amenities rather than meet the special needs of a particular occupier.

The existing property has been certified exempt from council tax by Staffordshire Moorlands District council under exemption class A(a), which defines that the property requires or is undergoing major repair works to render it habitable.

The proposed would allow a young local person and their partner to develop and rejuvenate the existing property as their 1st home to a satisfactory standard with basic amenities, modern facilities and accommodation.
This person not only lives locally but is also employed by a local family business (F Klucznik and son, trading as IAE) which has been established for 40 yrs.
This would enable them to continue living within the local village and community of Longsdon and working locally as they have done for the past 25 years.

First Floor Plan.

SITE PLAN THE COTTAGE
CITY LANE LOVELSDON



Ground Floor Plan

