HERITAGE STATEMENT

Planning Application (Grade II Listed Building) for Granny Cabin.
14 Uttoxeter Road
Lower Tean
Staffordshire Moorlands
ST10 4LJ

History

The group of properties were built circa 1800 with additions and alterations in the middle of the 19th Century. It was reputedly a forge. It was listed in 1986 when there were two units. There are now four dwellings.

10 – 16 Uttoxeter Road Lower Tean (August 2017)



Number 14 is second from the left

Proposal

The proposed structure is designed to be sympathetic to its rural location. It is a wooden 'granny' cabin of a rustic appearance intended for use by a dependant relative whilst affording them a degree of independence.
As all four properties have been altered and/or developed, particularly at the rear, it is felt that the proposed structure will have no negative impact on the integrity of the listed buildings and gardens and is in keeping with the environment. The proposed site of the cabin is such that it will not impede or affect the neighbours' enjoyment of their homes and gardens.
The area of garden which it is hoped to use measures 15.24 metres ~~from boundary with number 12 to the field boundary by 13.716 metres~~ from the boundary of number 10 to the boundary with number 16.

The rear of the cabin would be against a high laurel hedge belonging to the applicant's property and the right side (towards the rear of number 12) has a wooden fence and a smaller hedge which will obscure the cabin quickly as it matures.
Number 12's view will probably be improved by the cabin and maturing hedging as they presently overlook a shed and various family and garden paraphernalia.
There are no windows overlooking number 12 and there will be a small vision panel looking onto the laurel hedge at the rear of the structure.
The front of the cabin would look out onto the top end of number 16's garden where their hen house is situated.

The structure could easily be removed in the future or used as a summer house/garden room.

Specifications

It is proposed to build a single storey, oak-framed, wooden cabin with felt roof and tongue and groove shiplap cladding.

7.5 metres by 5 metres
2.5 metres to eaves
3 metres to roof apex

