



# PLANNING STATEMENT

20 NEW AVENUE, DRAYCOTT,  
STAFFORDSHIRE. ST11 9AD

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**Site Address:**

20 New Avenue, Draycott, Staffordshire. ST11 9AD

**Applicant:**

Mr. N. Davis

**Proposal:**

Proposed single storey rear extension

**Date:** 15<sup>th</sup> January 2025

**Reference:** JPK/24/5227

## 1.0 Site and Surroundings

The application site No. 20 comprises of a semi-detached bungalow which occupies a wedge-shaped plot in the corner of the cul-de-sac New Avenue, Draycott. Draycott is a well-established residential area within a settlement boundary however, the application property does fall within the Greenbelt.

The application property is constructed in brown brickwork with pebble dash to the rear elevation and a tiled roof in Ludlow Major roofing tiles.



**Site**

## **2.0 Property History**

The property has previously been extended with a single storey flat roof extension to the side. The property was also granted planning permission for a single storey rear extension reference: SMD/2010/0458 (10/00229FUL) however, this extension was never constructed and consequently expired.

A planning application was re-submitted on 24<sup>th</sup> July 2024 for the same proposal of a single storey rear extension mirroring that of the expired application 10/00229/FUL, new planning reference SMD/2024/0342 however this application was subsequently withdrawn.

A Prior Notification application was then submitted for a single storey rear extension projecting 5.9m and 6m wide under Permitted Development reference HNT/2024/0010. This application has been approved.

## **3.0 Proposal**

This application is for a proposed single storey rear extension to form a bedroom. The proposed extension will project 5.065m and be 3.549m wide and abut the existing flat roof structure. The extension will be constructed in materials to match as closely as possible to those of the existing building.

## **3.0 Justification**

As the property falls within the greenbelt and having been previously extended, this proposal for a single storey rear extension is contrary to greenbelt policy however, the dwelling benefits from Permitted Development Rights and an approved Prior Notification application ref: HNT/2024/0010 for a single storey rear extension with a footprint of 36m<sup>2</sup> which is larger than the footprint proposed in this planning application which is 18m<sup>2</sup>.

It is considered that the proposed single storey rear extension would be acceptable as very special circumstances have been demonstrated as a fall back has been established which outweigh the harm to the Greenbelt as the applicant could potentially construct a larger extension under Permitted Development which would be considerably larger in footprint than that of this proposed extension.