



SMYTHEMAN ARCHITECTURAL SERVICES

REIS TEAN

**PROPOSAL TO REPOSITION AN EXISTING PIGEON LOFT ON
LAND AT 20 COPLOW AVENUE, TEAN, STAFFS, ST10 4JQ**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

**JOB NO 2880
JUNE 2014**



PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

PROPOSAL

Background

The proposal is to reposition an existing pigeon loft on land at 20 Coplow Avenue, Tean, Staffs ST10 4JQ.

The loft has been the subject of a previous unsuccessful planning application, reference SMD/2013/0866(1301050/FUL), determined on 16/12/2013.

Extent

It is intended to dismantle and re-position the existing pigeon loft from it's present position on blockwork piers, where it has been considered by the Council to be inappropriate, and re-locate it, rotating its orientation, to a position closer to the boundary of the property.

In it's new location, the loft will be largely shielded by the existing hedgerows on the site boundary along it's west-facing side elevation and by an existing polytunnel greenhouse on it's south-facing end elevation.

Scale and Appearance

The existing loft measures 11 metres x 5.4 metres in plan and 2.8 metres in height from deck to roof ridge.

In it's new location the ground to the loft will be excavated and graded to position it's roof ridge at the same height as the adjacent polytunnel greenhouse. The height of the

supporting block piers will be reduced accordingly and the block piers will be obscured by a wooden picket fence style screen, all as indicated on the accompanying drawings.

Landscaping

As the proposed new location for the loft is on sloping ground, the higher, southern, end will be excavated, while the lower, northern, end will be graded up to create level ground to locate the loft. The new contours will be seeded to match the local grassed area,

Access

Access to the new position will be maintained very much as existing, simply on a trodden path, having no significant impact on the landscape of the paddock, in which it is located.

Applicant Information

The keeping of pigeons has been a lifelong passion for Mr Reis, and, while it is essentially a hobby, there are other factors which should be taken into consideration:

- Mr Reis has been accepted as a tutor by the Royal Pigeon Racing Association and is now on a list of volunteer tutors in the area. This continues Mr Reis's history of involvement in education, stretching back to his University days.
- He is also a member of The Midlands National Flying Club, which has a schools programme, which intends to promote the sport of pigeon racing locally, highlighting the history of the use of pigeons in the wars.
- His volunteer work runs in tandem with his writings for the weekly paper 'The British Homing World'. This publication and its readers sponsor a mini-bus, which is run in Staffordshire for the local Old Age Pensioners
- It can be seen that Mr Reis's interest will benefit both young and old in the area.

Drawings

The Planning Application will be accompanied by Location and Site plans, Existing Loft drawing and Relocation Proposals.